

1993

Georgetown Maine Comprehensive Plan

Georgetown (Me.). Comprehensive Plan Committee

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Georgetown Maine

Comprehensive Plan

1993

Letter of Transmittal

May 1993

To the People of Georgetown:

In 1990 the Board of Selectmen sought volunteers to prepare a second phase comprehensive plan which built on the one approved at the August 1989 Town Meeting. Like the two previous plans, this document would strive to be a "Georgetown Plan"; that is, it would focus on the needs, concerns and issues facing Georgetown. In this case, it also had to address the requirements of the State Growth Management Law, described in greater detail in the Introduction to the Plan.

Meeting both of these goals required an enormous amount of research, data collection and analysis, and much thoughtful assessment of *what makes sense for this Town, at this time*. The Town can use the Comprehensive Plan to accomplish any number of things, but there is one thing the Plan cannot and does not do: pass any ordinances. It is a guide for future research and action, since the Town's ordinances must have some basis in the Plan. However, any proposed new ordinance must be discussed and approved at future Town Meetings.

During this long process, we have arrived at two conclusions:

- * All who have participated in developing this plan - whether members of the Comprehensive Plan Committee or other town committees, citizens who have written comments, made phone calls or who came to the information sessions last spring with suggestions - all care deeply about this town. We first heard that in 1988 when we received a greater than 50% response to the opinion survey. That level of care and concern has not changed, and almost to a person townspeople want Georgetown to change very little. We value our Town's rural nature, scenic beauty, and close-knit community atmosphere.

- * None of those same people mentioned above agree 100% of the time on exactly how the Town ought to go about preserving those things that keep them in or bring them to Georgetown.

So how did the Committee proceed? We gave it our the best effort to gather input from all kinds of people. Sometimes we tackled this through tools like the two surveys of businesspeople, including follow-up phone calls to individual fishermen. Local groups such as those members of the Historical Society who helped to identify the archaeologic and historic resources and to recommend what actions should be taken. The plans of towns with similarities to Georgetown - Phippsburg, Harpswell, Arrowsic, Southport and others, were reviewed. An enormous research effort was undertaken using Georgetown records, business data, governmental and private agency data and professional papers. Much of this initial research appears in Section I of the Plan.

Occasionally we would hear concerns that appeared to be in opposition to one another. For example, how does a Town preserve what citizens hold dear without placing undue hardship on those citizens who seek to expand and change? In what circumstances does the Town *encourage* things to happen and where does it *require* it? It is a challenge -- and not just for this Committee but for every citizen who must consider these proposals. Some of these "Conflicts Among Objectives" are outlined beginning on page 45 in the Land Use Plan section.

There is another factor which may be causing some confusion for townspeople. At the same time the Town is considering this comprehensive plan, the Shoreland Zoning Ordinance (SZO) is also being revised by Town Officials to meet changes in State law which went into effect two years ago. The most prominent item among those changes is the requirement that the SZO protect certain coastal and freshwater wetlands by applying buffer setbacks. Currently, the Selectmen and Planning Board are seeking DEP support for a compromise formula to allow some development in those areas that are buildable, while also protecting the wetlands. The Comprehensive Plan Committee has been involved in two ways: (1) providing maps and other data in support of the Town's negotiations; and (2) including language in the Land Use proposals which will give the Town flexibility in responding to the intent of the law while keeping the interest of landowners in mind. Establishing buffer setbacks in a coastal town like Georgetown is a difficult and important discussion, *one that the Town would have been required to address whether or not a Comprehensive Plan Committee existed*.

Introduction

Eleven years ago Georgetown adopted its first comprehensive plan. Six years later in 1988, the Board of Selectmen asked for volunteers to review and update that first plan. Within weeks of beginning that assignment, the State of Maine adopted the Maine Growth Management law, requiring all towns to develop comprehensive plans. Because the State had not yet finalized all the details of the new State law, Georgetown proceeded with the review process it had already begun. In 1989 Town Meeting approved that first-phase plan. In 1990, the Selectmen appointed a Comprehensive Plan Committee to bring to Town Meeting a plan that again would address Georgetown's unique needs, while meeting the State's requirements to cover certain broad topic areas and specific timelines for completing the plan. That more extensive plan is what follows.

What is a comprehensive plan?

A comprehensive plan is a policy document that helps guide a Town as issues and opportunities arise. Although it is used as a long range planning tool, it can be amended at future town meetings as needed.

While a single comprehensive plan may be completed, the planning process itself is on-going. Georgetown exemplifies that, having written, revised and approved two plans since 1982. Like other towns, we will continue to experience change, and today's goals and actions may no longer be appropriate in three years, or five or ten. A comprehensive plan should be a living document. It is crucial that the Selectmen continue to compare what our plan says and where we are as a town. Some recommendations may need change, some timelines adjusted, some new concerns may need to be addressed.

The Uniqueness of Georgetown

Everyone we have talked to agrees that Georgetown is unique. After three years of extensive research on our Town, this is an inescapable conclusion. Setting aside the pride and independence so characteristic of Georgetowners over the past three centuries, perhaps the land is a major factor in this uniqueness.

We are a Town that has no mainland. The Town consists of one large island having about 80 miles of saltwater shoreline and another 34 smaller islands ringing its shores. Georgetown is Maine's fourth largest island. About 4% of the shoreline in the entire state of Maine is accounted for by our 35 islands.

While nature has been generous with shoreline, scenic and natural resources, it has been much more sparing when it comes to soils and particularly the sand and gravels that are necessary for residential growth. Further complicating the scarcity of soils and presence of steep slopes not suitable for development, is the fact that we must depend on our bedrock aquifer for drinking water and thin soils* for septic wastes. Having faced these limitations, it often has led us to joke that "the Town has a 2 acre minimum lot size ordinance, but Mother Nature's ordinance is usually more than twice that number". This is particularly true in the eastern half of the island where soils are especially lacking.

The more restrictive natural limitations make the effort to identify Growth and Rural districts a difficult task. The three major subdivisions in town have an average lot size at least twice the legal minimum of two acres. When one considers that two of these developments are in the middle of the proposed Growth District, it is clear that the term growth is relative in Georgetown.

Future growth in Georgetown also is severely limited due to land already protected. Nearly half of the Town presently has some form of growth limitation or restriction such as shoreland zoning, resource protection, open space and tree growth programs, State, Federal and Town-owned property. This does not include steep slopes outside the shoreland zone, nor does it include the vast salt marshes themselves that are a part of the Town's acreage. The marshes themselves are already protected under Federal and State laws. All of these factors must be taken into account very carefully when preparing future land use ordinances.

Combining Local Priorities and State Requirements

As explained earlier, the Comprehensive Plan Committee was appointed by the Selectmen, with the endorsement of the Planning Board, *to develop a plan that meets the Town's needs while also addressing the requirements of State law.* We understand the feelings of some townspeople about State regulations, and in some cases we share those concerns. But it would be wholly inappropriate for any appointed Town committee to assume the authority to challenge the State's authority to make laws and regulations. Our charge was made clear three years ago and on January 24, 1991, the Committee submitted the following goals to the Selectmen and Planning Board. These have served as groundwork for the Plan.

"The Committee believes these to be our goals:

1. To protect and enhance the rural, coastal and residential qualities of the Town;
2. To protect the Town's land and water resources; natural, marine and historic;
3. To manage the balanced residential, social and economic development of the Town;
4. To protect and administer the health, safety and welfare of the people of Georgetown.

Consequently, the Committee developed the following working objectives to meet these goals:

1. To establish a framework within which Georgetown can coherently guide and administer changes in land use and future development;
2. To provide the legal framework for local land use and related regulation and ordinances;
3. To inform and educate the citizens of Georgetown about land use issues facing the Town; existing local, state and federal laws and regulations involving land use; and encourage their interest and participation in the planning and management process;
4. To develop and implement an appropriate Town plan that first meets and satisfies local concerns and needs, and is then consistent with Maine growth management laws."

The Maine Growth Management law requires each municipality to develop a growth management program that is generally consistent with these goals:

- To encourage orderly growth and development in appropriate areas of each community while protecting the rural character, making efficient use of public services and preventing development sprawl;
- To plan for, finance, and develop an efficient system of public facilities to accommodate anticipated growth and economic development;
- To promote an economic climate that encourages job opportunities and overall economic development;
- To encourage and promote affordable, decent housing opportunities for all Maine citizens;
- To protect the quality and manage the quantity of the water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas;
- To protect other critical natural resources, including wetlands, wildlife habitats, sand dunes, shorelands, scenic vistas, and unique natural areas;
- To protect the marine resources industry, ports, and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public;
- To safeguard agricultural and forest resources;
- To preserve historic and archaeological resources; and
- To preserve and protect the availability of outdoor recreational opportunities for all Maine citizens, including access to surface waters.

The Plan's Proposals

The goals, objectives and implementation proposals have been reviewed by the Board of Selectmen and the Planning Board. Readers will find a summary in the Implementation Proposals Timeline on page 53. Everyone is encouraged to read the data in Section I and the background provided in Section II to fully understand the basis for the proposals.

Some of these proposals will look familiar to townspeople since they have already been recommended and approved in either the Town's 1982 Plan and/or the 1989 Plan. The Committee has restated those recommendations that have not yet been completed. This includes recommendations on freshwater ponds, gravel pits, impact fees, rural and growth areas, open spaces, affordable housing, road standards, the subdivision ordinance, and transportation.

Future Planning

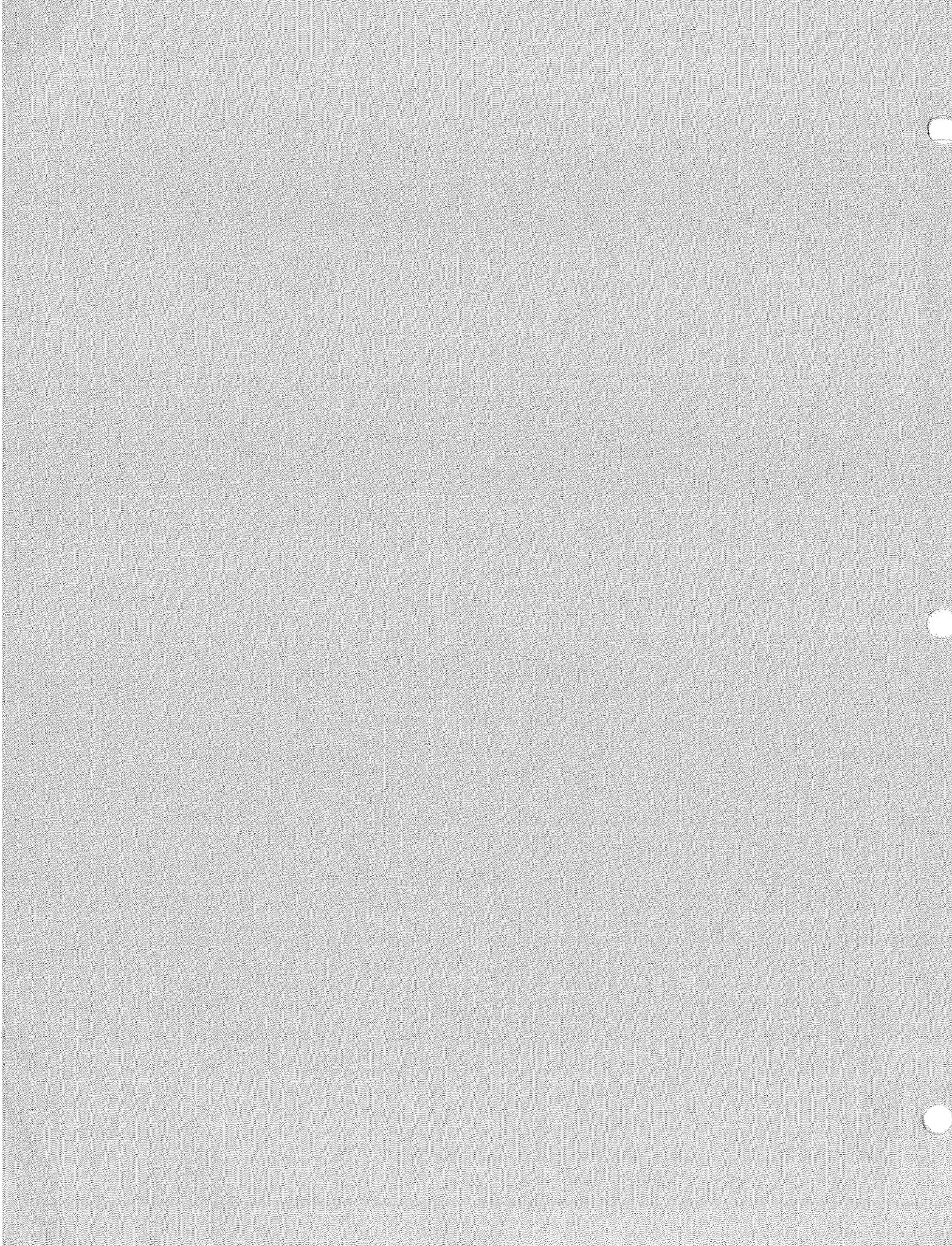
While suggestions are made in the Plan's Timeline about assignments to individual committees, it is the Board of Selectmen who are ultimately responsible for monitoring the progress, guiding and supporting Town boards and committees as they work to implement the Plan. If the Town approves the Plan, the Committee urges the Selectmen to report to the Town on an annual basis about the progress made and with any recommendations they may have about amending the Plan so that it remains a useful and timely tool for the Town.

Georgetown Maine

Comprehensive Plan

Section II

Goals Policies & Implementation



Archaeologic and Historic Resources

Georgetown has grown at a steady pace over the last two decades, but that is no surprise since it has drawn people to its shores for hundreds of years. It was a destination for Native Americans who, on a seasonal basis, hunted and fished here; and it was a site for those relative newcomers to this land who sought to trap, fish and trade with the Indians and adventure beyond their homelands. The earlier years of its development are described in the Georgetown History authored by Carolyn F. "Billie" Todd.

Since a comprehensive plan focuses on the future, some might ask why it is important to study Georgetown's archaeological and historical resources. Over the last three centuries, the development of Georgetown has ebbed and flowed depending on the severity of the winters, the ravages of war and disease and, more recently, the ability of its residents to earn a living and maintain a home. The Town's island status and its location at the "end of the road" has meant that development has not occurred as rapidly as in nearby towns. The slower pace of growth now gives the Town the opportunity to learn from and preserve important historical and archaeological sites before they are lost or permanently altered. By tracking Georgetown's historical development, townspeople can analyze what "patterns" from the past still have importance -- for example, traditional ways of earning a living such as fishing, or residential patterns such as the communities of Five Islands and Robinhood. By understanding the past, the Town's plans can be "rooted" in history while being molded to meet tomorrow's needs.

Gathering and Organizing Data

Some data has been organized on a series of maps that coincide with distinct periods of time in the Town's history: 1604-1698 which includes known or suspected prehistoric sites; 1714-1795; 1796-1859; and 1860-1920. The earliest map is reproduced in this section. The mapping process has covered the following three areas of preservation concern:

1. Prehistoric Archaeological Sites - The mapping was done with a combination of local information and information gathered from the Maine Historic Preservation Commission (MHPC). According to MHPC, the eastern half of Georgetown has been surveyed professionally for prehistoric sites. These sixteen sites are comprised primarily of shell middens located in the Shoreland Zone. On the western side of the island, no professional analysis has been done. Those areas, which also fall within the Shoreland Zone, have potential archaeological significance, based on known or predictable historic use of these areas. It is important that the Town find the resources to further examine the western side of the island. Otherwise, effective protection of those sites is nearly impossible. Even on the eastern side of the island where identification is clearer, there is still no assurance of protection, particularly in more densely populated areas such as Five Islands.

2. Historic Archaeological Sites - According to the MHPC, "No professional survey for historic archaeological sites has been conducted to date [January 1991] in Georgetown. Future such fieldwork could focus on sites relating to the earliest European settlement of the town, beginning as early as the 1630's. Many such sites are known from primary documentary sources and should be located as a high priority."

3. Historic Buildings/Structures/Objects - The MHPC recommends that "A comprehensive survey of Georgetown's above-ground historic resources needs to be conducted in order to identify other properties which may be eligible for nomination to the Register" (The National Register of Historic Places). As of January 1992, six historic properties are listed. An initial list of historic buildings and sites is in this Plan. Dating and locating the earliest houses is a long term project which would be an ambitious project for an organization/group to do as an on-going task.

One group of buildings that is younger but can have considerable historical significance would include places such as MaryCliff, The Chalet and the White home. These residences were the sites of unique cultural and/or educational activities during the twentieth century. Designation as a historic landmark may be appropriate for these buildings.

One group of historic buildings about which there is considerable information is Georgetown schools. The stone schoolhouse on Seguinland Road is owned by the State and has had no alterations made to it. The State currently has no plans for its use.

Another well-known set of buildings are Georgetown's churches. In particular, there is some concern that the First Baptist Church and the Robinhood Meeting House someday may be subject to a change in use due to decreased congregation size and/or difficulty in maintaining the buildings.

An additional area of potential preservation activities are the commercial or "industrial" sites which range from the remains of old fishing weirs to such buildings as Riggsville's general store which is now one of Robinhood Marine Center's warehouse buildings and the "Love Nest" on the Five Islands wharf. It also could include the remains of tide-water mills in various locations and the spruce gum factory at Five Islands.

Also of great importance are the cemeteries. Much work has been done by Harold E. Brown (see his "The Family Cemeteries of Georgetown, Maine", 1977) and others to locate and describe the 50+ cemeteries in Georgetown. Mr. Brown notes that many of the cemeteries receive little care and that "In at least three of these cemeteries are the bodies of soldiers of the Revolution and Civil War. That these receive no care is in contravention of State law. Over three hundred of the burials are not recorded in the 'Vital Records of Georgetown, Maine' by Mary Pelham Hill".

Archaeological and Historic Resources Goal:

To identify Georgetown's important historic and archaeological resources and actively encourage their protection and preservation from degradation, significant alteration and/or loss.

Archaeological and Historic Resources Policies:

1. Designate a group/organization to proceed with the identification of historic and archaeological resources for the long term.
2. Identify a local organization/group that might be interested in securing "Certified Local Government" status for the Town as designated by the State, which would mean eligibility for Federal and State historic preservation funds. Those funds would enable the Town to do such things as: obtain professional help to analyze the western side of the island's potential prehistoric sites; hire a student intern to do historical research; or print information brochures for townspeople and interested visitors.
3. Encourage the preservation of individual homes/sites through incentives, rather than impose restrictions on the use or alteration of property.
4. Develop standards, incorporated into the Planning Board and CEO permitting process, that requires certain analysis be done before major alterations can occur in known archaeological/historic sites.

Archaeological and Historic Resources Implementation Proposals:

1. Selectmen to designate a group/organization to proceed with the identification of historic and archaeological resources for the long term. The designated group, in consultation with the Selectmen, would identify the necessary resources to continue the research on historical and archaeological sites. One option would be securing "Certified Local Government" status as designated by the State, which would mean eligibility for Federal and State historic preservation funds. Whatever the source, such funds would enable the Town to: obtain professional help to analyze the western side of the island's potential prehistoric sites; hire an student intern to do historical research; or print information brochures for townspeople and interested visitors.
2. The Selectmen would call upon the Historical Society to encourage the preservation of individual homes/sites through incentives, rather than impose local restrictions on the use or alteration of property. Encouragement could occur by making the property owners and the Town more aware of the nature of the site's significance through publications, historical markers and education sessions.

3. The Planning Board would develop standards, by way of ordinance(s), that requires analysis be done in known or suspected archaeological/historic sites before major alterations can occur. This would apply to both Planning Board and CEO permitting processes.

Population

Demographic data are the statistical characteristics of population. That is to say, they are the numbers that tell us relationships of size, density and distribution of human population. It is the statistical comparison of change among municipalities, by sex and age groups, education, income and the like. These numbers and their analysis help tell us who and what we are and have been, and provides us with the most reasonable basis for telling us where we may be heading in the future. The bulk of the data is provided by the U. S. Census Bureau, with additional data provided by various agencies of the State of Maine and records of the Town of Georgetown.

The population of Georgetown is 914 according to the 1990 Census Tabulation. The growth rate from 1980 was 24%, which places us about in the middle of Sagadahoc County communities. The rate of change from 1960 to 1990, however, shows Georgetown's growth slower than all but Bath. A major decline in the 1960's followed by a significant growth in the 1970's is largely unexplained. On balance, we appear to be now moving in much the same direction as our neighbors. There are, however, some differences.

First, we should understand certain dynamics about Sagadahoc County population figures. Bath, although having a declining population, represents nearly 30% of this the least populous county in the State of Maine. Bath and Topsham combine for 55% of the county population, while Georgetown represents less than 3% of the total. This Plan will focus on Georgetown and its comparisons with its nearest county neighbors.

Projections for future population are based on historical data, Maine Department of Health and Human Services figures, and rules of reason. With this as our basis, we expect Georgetown's population in the year 2002 to be 1073 and grow at an annual rate of increase in the range of 1.2% per year. This projected growth is consistent with the expectations of our neighbors, and the modest increase appears to be one that is both manageable and agreeable.

How do we compare to our neighboring communities? Our over 65 age group is increasing faster than all but Bath (with its senior and nursing homes), reinforcing the belief that Georgetowners live longer and the number of retirees grows. Additional figures indicate that Georgetown has the smallest household size and a larger per capita income than the others compared. While our minor child population grows, it's not as fast as most other communities. And while there is an increase in multiple wage earner households, Georgetown's household income lags others due to our much smaller household size.

No discussion of Georgetown would be complete without describing the appeal of our island to seasonal residents. Folks from away provide about 70% of our property tax revenues and are an enormous part of our economic and social structure. They triple our population in the summer months, provide substantial income for our contractors

and local businesses, and support Georgetown's organizations, institutions and traditions. Some of our seasonal neighbors trace their Georgetown roots to the nineteenth century, and in growing number they are becoming year-round citizens through conversion of seasonal residences. As the 1988 public opinion survey disclosed, they love and wish to enhance and protect this island as much as our year-rounders.

The natural and statutory restraints on undeveloped shorefront land are limitations to growth. The high cost of this land, our island nature, environmental and ecological concerns, and economic realities are a powerful and natural controller growth. And, not incidentally, modest levels of growth seem to be both agreeable and a comfort to the majority of our citizens.

Population 1980-1990

City/Town	1980	1990	Percent Change	Median Age	Percent Under 5 1980	Percent Under 5 1990	Percent Over 65 1980	Percent Over 65 1990
Georgetown	735	914	24	37.4	7.5	7.5	18.1	14.4
Arrowsic	305	498	63	36.2	4.9	7.0	8.9	10.0
Bath	10,246	9,805	-4	32.4		8.2		14.6
Phippsburg	1,525	1,815	19	36.3	6.4	5.6	10.7	12.7
West Bath	1,309	1,716	31	35.3	7.0	6.2	7.6	10.3
Woolwich	2,156	2,570	19	34.3	7.1	6.8	10.0	10.4
Sagadahoc	28,795	33,535	17					
Maine	1,124,660	1,227,928	10					

Source: U.S. Census Bureau, 1980, 1990.

Population Projections 1990-2002

	1990 Actual	1994 Projected	1998 Projected	2002 Projected	Avg. Annual % Increase
Georgetown	914	964	1,017	1,073	1.28%
Arrowsic	498	530	565	601	1.58%
Bath (city)	9,805	9,903	10,003	10,103	0.25%
Phippsburg	1,815	1,926	2,045	2,170	1.15%
West Bath	1,716	1,821	1,953	2,052	1.15%
Woolwich	2,570	2,738	2,915	3,106	1.16%
Sagadahoc County	33,535	35,733	38,076	40,572	1.16%
Maine	1,233,322				

Source: U.S. Census 1990; Maine Department of Human Services, "Population Projections, 1989-2006"

Georgetown Population 1790-1990

Year	Number of Persons	% Change	Year	Number of Persons	% Change
1790	1327		1890	849	-27%
1800	1534	16%	1900	799	-6%
1810	1998	30%	1910	742	-8%
1820	1165	-72%	1920	429	-73%
1830	1258	8%	1930	361	-19%
1840	1356	8%	1940	420	16%
1850	1121	-21%	1950	510	21%
1860	1254	12%	1960	790	55%
1870	1135	-10%	1970	464	-70%
1880	1080	-5%	1980	735	58%
			1990	914	24%

Source: U. S. Census, Georgetown Records.

Housing

Georgetown has 1309 identifiable lots of land, of which 906 are occupied by some kind of building. There are 841 residences in Georgetown of which 431 are year-round houses. In 1992, 350 of these 431 homes were occupied. Assessed valuations of individual lots with houses in 1990 varied from under \$10,000 to over \$900,000. The average is \$96,769; the median \$75,000. Our projections suggest there will be 1007 residences in 2002, of which 503 will be year-round and 504 seasonal. There will be 461 year-round households.

The State of Maine has established criteria defining what are "decent, safe and sanitary living accommodations that are affordable" related to certain specific income categories ranging from very low to moderate incomes. In doing so, the State specifies what percentage of income should be spent on housing.

Our study has carefully related both affordable mortgage payments and what recurring costs are necessary to maintain a house, and related these to family incomes to establish affordability. There is at present a shortage of affordable houses for new families wishing to establish households. The number of mobile homes is increasing slowly and steadily. The number of conventional houses currently being built is low due, at least in part, to economic conditions.

During the next ten years, we estimate that approximately 166 new houses will be built, of which 24 will be mobile homes. It is our expectation that perhaps 72 of these new units will be year round homes. Therein lies an apparent dilemma about housing. These estimates are based on past growth rates during a twenty year period, in good times and bad.

The overriding constraint on the building of new housing is the availability of potable drinking water and land suitable for septic systems. These two resources are fragile and finite, and their availability could affect the projections made above. The relatively high cost of suitable land for building and for the construction of septic systems and drilling of wells constitute a further brake on growth of housing. This is borne out by the extremely slow rate of building in existing real estate developments.

It is believed that the use of mobile homes and manufactured housing will continue to increase. Lot size relief, on a case by case basis, would help make housing more affordable. Conversion of seasonal to year round housing will continue and conversion of older and relatively large homes into several apartments is another possibility. There are currently serious discussions at the local and State level about wetlands and their preservation and resulting building setbacks. Some land may have less value for development because of this issue.

Serious consideration should be given to various types of cluster zoning to both lessen the affordable housing problem and to allow development land to retain its value. This assumes that a large piece of land, formerly developable into two acre lots, may no longer be so because of wetland and shoreland zoning trends. It further presupposes that a section of this piece of land contains buildable land and has water and septic characteristics that will support several housing units. It would allow several either attached or unattached housing units to be build closer together than usual. The density of the houses vs. the total area could be the same as if it were developed conventionally on two acre lots, but it would allow land which had become undevelopable due to environmental considerations to provide useful and needed housing.

The challenge for Georgetown is to accommodate and manage inevitable change in such a way that its unique environment, natural and cultural, is not lost in the process.

Housing Goal:

Encourage the provision of a housing supply that serves the needs of Georgetown residents in a manner consistent with our natural development constraints and traditional rural values. Enhance the efforts of Georgetown residents in maintaining and improving the existing housing supply.

Housing Policy:

1. The Town needs to establish a policy to facilitate acquisition of affordable housing by individuals, consistent with the Town's fiscal capacity and controlled tax rates. There are a number of alternatives. Currently, mobile homes and manufactured housing meet this need. However, conversions of older homes into apartments, lot size relief and some form of cluster zoning are possibilities to be considered. Community Development Block Grants which allow for upgrading of existing housing may also be considered.
2. Lot size relief for the purpose of affordable housing should continue to be considered on a case-by-case basis, consistent with State plumbing codes, and through the existing permitting process.
3. If and when new home construction starts significantly increase, the establishment of a building code for health and safety reasons should be considered requiring, for example, smoke detectors and fire retardant techniques.
4. The assessment process, as it applies to housing, should continue to be contracted to a disinterested third party to assure uniformly fair treatment to all property owners throughout the Town.

Housing Implementation Proposals:

1. The Selectmen and the Planning Board should develop a policy statement that advocates facilitating the construction of affordable housing to the extent possible without appreciable adverse effect on the tax rate.
2. The Planning Board should consider an ordinance setting forth the requirements and constraints for cluster zoning, including "townhouse" type developments covering total lot size, water, septic and any other appropriate requirements.
3. The Planning Board and the Zoning Board of Appeals should continue the policy of granting lot size relief on a case-by-case basis consistent with the plumbing code and resource protection, where appropriate.
4. If new home construction numbers should substantially increase, the Planning Board should consider the need and practicality of adoption of a building code for reasons of safety and consumer protection.
5. The Selectmen should continue the policy of subcontracting assessing to a disinterested third party to assure uniformly fair treatment to all property owners in the Town.

TABLE 1

**VALUATION RANGES OF LAND AND BUILDINGS
INCLUDING MOBILE HOMES**

VALUATION RANGE	NUMBER OF UNITS
0 - \$49,999	231
\$50,000 - 74,999	189
\$75,000 - \$99,999	130
\$100,000 - \$124,999	95
\$125,000 - \$148,999	74
\$150,000 AND OVER	134
VALUATION COMBINED WITH OTHERS	53
TOTAL	906*

* - 841 residential; 65 commercial or mixed use.

Source - Georgetown Assessor's records

TABLE 2

TRENDS IN TOTAL NUMBERS AND TYPES OF HOUSING UNITS

	1970	1980	1990	2002
Total - all types	565	760	841	1007
Year round	311 (55%)	332 (44%)	431*(51%)	503 (50%)
Seasonal	254 (45%)	428 (56%)	410 (49%)	514 (50%)

* - 350 occupied in 1990

Sources: 1970,1980: U. S. Census; 1990 Town records

TABLE 3

TRENDS IN MOBILE HOMES

1970	1980	1990	2002
4	15	44	68

Sources: 1970, 1980: U. S. Census; 1990 Town Records

TABLE 4

TRENDS IN NUMBERS OF HOUSEHOLDS

1970	1980	1990	2002
165	299	350	461

Sources: 1970,1980: U. S. Census; 1990 U. S. Postal Service Estimate

TABLE 5

TRENDS IN PERSONS PER HOUSEHOLD

1970	1980	1990	2002
1.88	2.44	2.61	2.33

Sources: 1970, 1980: U.S. Census; 1990 U.S. Census; U.S. Postal Service

TABLE 6

AGE OF TOTAL HOUSING UNITS

	1980	1990
Less than 10 years	211	81
10-40 years	354	
11-20 years		211
Over 20 years		549
Over 40 years	195	
TOTAL	<hr/> 760	<hr/> 841

Source: U.S. Census, 1990 prior figures projected and Town records

TABLE 7

SEPTIC SYSTEM STATUS

1970	1990
63 septic systems	524 septic systems
	118 overboard discharges

Source: U.S. Census and Town Records

Economics

In studying the economic conditions in Georgetown --- past, present and future --- two powerful influences come through loudly and clearly. First, the major defense related facilities of Bath Iron Works and the Brunswick Naval Air Station, and their viability, has a profound effect on Georgetown, the midcoast region and the State of Maine. The employment levels in the several thousands, the numbers of family members associated with those employed, the military presence with their dependents, the support suppliers and services to these installations, and the retail businesses who depend to large extent on these multitudes make up an enormous percentage of the regional economy. The health and future of these enterprises will have a marked effect on Georgetown.

The second major influence is that Georgetown is an island and a dead-end journey from the mainland. Consequently, commerce and industry in Georgetown is limited, to a greater extent, to the businesses traditional to our historical enterprises of fishing, boat building and service, contracting and construction, and business and services related to seasonal residents and tourism. The island offers limited electrical power resources and commercial service, lacks public transportation and has a population and enterprise base too small to support significant commercial development. There is no public water supply or waste disposal facility, municipal facilities and services are limited and land costs are high. Georgetown is not attractive to commercial development. The Town has taken no steps to encourage it, and the sense of the population is that commercial growth, like population growth, should be modest. Wage and income earners are generally sustained by BIW, fishing, existing local businesses and services, and off-island employment.

Georgetown was an active boat building and forest products community in the nineteenth century and an important fishing center. Today, marine related industry still supports about 100 of the 350 full-time households. Georgetowners still build a few boats on the island and help build big ones for the Navy in Bath. These numbers, on a percentage basis, change little over recent census periods. It is our belief, employment characteristics will change little over the Plan period if we assume stability at BIW and BNAS.

Earnings for Georgetown residents indicate a relatively high per capita income, a smaller household size and, consequently, a lower average household income in relation to our neighbors. Unemployment rates are similar to others as are employment characteristics with the exception of the relatively higher number of people involved in fishing. The differences are more evident, when compared to others, in that our semi-isolated rural island characteristics offer fewer local employment opportunities than the more populous and more commercially oriented mainland communities. The physical aspects of our island that provide us with rugged natural beauty and serenity limit potential rates of business and employment growth. Projections indicate that significant change is not imminent. It is clear, however, that our research, including surveys of local businesses and fishermen, indicate that modest growth suits the citizenry just fine.

Income Levels 1979-1989

	1979		1979		1989		1989	
	Median Household	Rank	Per Capita	Rank	Median Household	Rank	Per Capita	Rank
Georgetown	\$14,300	5	\$6,454	4	\$28,967	6	\$16,777	2
Arrowsic	\$14,688	3	\$6,607	3	\$36,250	2	\$13,971	4
Bath	\$14,246	6	\$6,100	5	\$29,892	5	\$13,984	5
Phippsburg	\$14,526	4	\$5,616	6	\$30,822	4	\$13,818	6
West Bath	\$15,859	2	\$6,940	1	\$38,333	1	\$16,976	1
Woolwich	\$17,344	1	\$6,634	2	\$35,250	3	\$14,768	3
Sagadahoc Cnty.	\$14,855		\$5,924		\$31,948		\$13,688	
Maine	\$13,860		\$5,766		\$27,854		\$12,957	

Source: U.S. Census 1980, 1990.

Economic Goal:

Foster and support an atmosphere for private business and employment traditional to and compatible with Georgetown -- providing both jobs and tax revenues, while remaining protective of our quality of life and our natural resources.

Economic Policies:

1. Make every effort to participate in regional programs relative to BIW and BNAS future, and the effects on Georgetown employment and economy.
2. Ensure that any land use plans and regulations, while environmentally sound, support the traditional fishing and marine-related businesses of Georgetown.
3. Support the traditional local construction and service trades, light manufacturing, retail shops, guest and tourist accommodations that provide services and, where possible, employment to residents.
4. Support and encourage area and regional organizations and business that provide off-island employment and services to town residents.

5. Support home/cottage industry that is compatible with Georgetown and its traditions.

6. Recognize the positive economic impact of seasonal residents and visitors.

Economic Implementation Proposals:

1. The Selectmen should appoint a member (or members) of the Community to provide liaison with Bath-Brunswick area organizations involved with planning and development relating to BIW and BNAS, their viability, potential downsizing or closure, and regional economic impact. This liaison should develop functional contact points, participate in planning and programming, and report regularly to the Selectmen and the Town.

2. The Planning Board should, as a matter of policy, ensure that all land use regulation carefully considers and supports the needs and concerns of all local businesses with a special emphasis on the traditional activities of fishing and other marine related commerce, and the construction and service trades.

3. The Selectmen should support, where appropriate, home/cottage industry and ensure its compatibility with Georgetown's rural and residential character.

4. The Selectmen should consider the establishment of programs and activities that support local business establishments and enterprises. A Georgetown Chamber of Commerce, albeit modest, could develop programs to attract customers and tourists in the summer season. This Chamber could also provide coordination and liaison with regional and other off-island organizations and business groups for purposes of advertising and promoting Georgetown's attractions and businesses.

Transportation

Georgetown's geographic realities overwhelm any study of transportation factors. We are an island connected to the mainland by two bridges. There is but a single road access and that road, Route 127, dead ends. Moreover, most town roads lead to island extremities where they also dead end. Georgetown's 19th century prominence was built on ship building and maritime activities, and transportation was essentially limited to passage by water. Today, although much of Georgetown's business still relates to the sea, it is a limited network of roads that provides transport of people and goods on and off the island.

Route 127 and its state-supported roads provides less than 33 miles of thoroughfare. The Town provides and maintains about 25 miles of roads, and private ways and subdivision roads dot the island. Traffic counts show increases over the years for 127 and the Reid State Park Road indicating growth in seasonal and tourist traffic. Those roads show the highest incidence of serious accidents, although not necessarily during the high traffic months. The condition of 127 and general service level is acceptable and the State Department of Transportation has at this writing no schedule for major repaving or rehabilitation. The "singing" bridge to Arrowsic and the bridges over Robinhood Cove appear in adequate repair, but their serviceability is of some concern. Since we are limited to the one route in and out of town, the status of this route and bridges is critical to Georgetown.

Town roads are generally serviceable, and the road commissioner maintains an ongoing plan and schedule of maintenance. The North End Road, Indian Point Road and West Georgetown Road, for example, have all been significantly resurfaced and rehabilitated in recent years. Currently, the Town has no plans for new roads or, in fact, stipulated standards for their construction. Major subdivision development has the potential for significant impact on existing roads, and there should be a continuing evaluation of these possibilities and effects. Most recent years have shown little new development due to economic conditions. This may well change, however, in future years. Fiscal Planning, elsewhere in this Plan, addresses this issue.

The status of Route 1, the Carlton Bridge and other public ways is, of course, of major concern to Georgetown. There is always the possibility for not being able to "get here from there." This issue is addressed further in Regional Concerns.

Not surprisingly, public transportation is essentially unavailable to and from Georgetown. With a growing number of citizens working off-island and an increasing number of senior residents who may have limited private travel means, it is a concern that will need to be addressed in coming years. Another expressed interest is the development of bicycle/pedestrian lanes to accommodate our children and provide recreational paths with some degree of safety. The summer bike tours through the island present some dangerous traffic conditions for both the bikers and motorists.

Finally, it is apparent that our geography and traditions suggest that major changes in transportation facilities are not in our immediate future. Barring a population explosion, what we see is what we get. One road in and out, and access to an automobile is essential. Population and/or development growth might strain existing roadways and the realities of seasonal traffic growth require additional vigilance. Generally, both the Town and the State have tended to the public ways in good fashion. Our roads are as safe as the prudence of those who use them, and their maintenance by those responsible for their care and feeding.

Another area that requires attention is parking, or the lack of it, at key locations. The Five Islands Wharf, in particular, has parking needs for commercial fishermen, other island residents, transient visitors and the like. Todd's Landing and the Laura E. Richards Library also have significant seasonal parking limitations.

Transportation Goal:

Ensure an adequate and appropriate system of Town roads with plans and funding for improvement and growth; support public transportation facilities for school children, handicapped and the elderly; strive for safety and convenience for all.

Transportation Policies:

1. Develop standards for the new roads built by the Town or proposed for Town acceptance. Emphasize safety and utility while considering scenic values.
2. Develop plans for road maintenance and improvements for the plan period including projected costs and schedules.
3. Study further and develop plans for answering public transportation needs, including the special needs of the elderly and physically impaired.
4. Work closely with the Department of Transportation on any plans and schedules for maintenance and improvements on Route 127 and bridges, and monitor and control access from new residences and businesses.
5. Maintain contact and, when appropriate, relationships with agencies and organizations concerned with serviceability and improvements of Route 1, Carlton Bridge and other public ways and facilities important to Georgetown.
6. Consider the development and implementation of bicycle lanes, pathways and other alternative travel ways and modes.

Transportation Implementation Proposals:

1. The Planning Board, with the assistance of the Road Commissioner, should develop road construction standards for any new Town roads. These standards should also require that any road offered to the Town for acceptance as a Town road must first be brought to subdivision standards before it can be considered for acceptance.
2. The Road Commissioner, with the assistance of the Financial Advisory Committee, should continue to develop and make available for inspection an annual plan for road maintenance and improvements with projected costs and schedules.
3. The Selectmen should appoint an ad hoc committee to study Georgetown's present and future transportation needs. Special attention should be given to the needs of the elderly and impaired, and to children.
4. The Road Commissioner should be charged with the continuing coordination and liaison with the State DOT, to the extent possible, regarding their plans and schedules, and Georgetown's needs. Particular attention should be given to access points to Route 127 for both residences and businesses. The possibility of adding bikeways/pathways, when appropriate, should be presented to DOT.
5. The Selectmen should monitor and participate in activities relating to transportation taking place off-island. Particular attention should be given to the Route 1 corridor, and the Carlton Bridge.

Facilities and Services

Georgetown is an island community, small in population and relatively large in extent. The 1990 population was 914 and a population of 1073 is projected for 2010. There is a relatively small tax base allowing very modest Town services, i.e. schools, waste disposal, road maintenance and a small office staff.

Water supply. There is no public water supply in Georgetown. Residents are supplied water exclusively by wells. There are two seasonal community water systems serving Indian Point and MacMahan Island.

Sewage Facilities. There is no public sewage facility in Georgetown, residents are served mainly by in-ground septic systems and by overboard discharges. The building of any public sewage facilities in any part of the Town are currently beyond the financial capabilities of the community.

Solid Waste Facilities. Until recently, Georgetown had been served by a landfill, most recently operated under a waiver from the Department of Environmental Protection. Legal closure of the present landfill awaits funding by the State. In the meantime, a new transfer station was completed in September 1992 at a cost of \$100,000, which includes recycling facilities. The annual operating cost of the transfer station is about \$43,000. Trash is sent to Maine Energy Recovery in Biddeford for disposal. Recyclable material is sent to the Three Town Recycle Center in West Bath operated by a Bath waste disposal firm. Profits, if any, are shared with Georgetown and help defray the cost of operating the transfer station. Non-burnables go to Auburn for disposal.

Public Safety. There is no police department in Georgetown, responsibilities are covered by the Sagadahoc County Sheriff's Department and the Maine State Police. This is unlikely to change significantly within the foreseeable future. There is a well-developed volunteer fire department, including an ambulance. Equipment is capitalized and wages and insurance coverage are paid by the Town while all other expenses are met by public contribution. The members of the fire department and ambulance crew are well-trained and extremely dedicated. In 1991, the Town voted to purchase a new brush truck and there is an outstanding need for a new engine to replace the one currently at Five Islands at an estimated cost of \$200,000.

Energy Facilities. There are no hydroelectric dams or generating facilities in Georgetown. All power is transmitted by utility lines of Central Maine Power Company. There are no natural gas transmission lines, LNG and propane are delivered by truck.

Communication. Georgetown is served by New England Telephone (NYNEX) and has a Post Office. There is no cable television service.

Health Care. Although there is a public health nurse in Georgetown, there are no health care facilities in the Town. Care is available in Bath and Brunswick. The present hospital in Bath will soon be consolidated with the Mid Coast facility in Brunswick at one common location. Again, financial considerations make it highly unlikely that any medical facility will be established in Georgetown during the period covered by this Plan.

Culture. Georgetown is served by the Laura E. Richards Library eight months of the year. The people of the Town also use and contribute to the Patten Free Library in Bath. There is one museum, the Old Stone School House. Both facilities are leased from the Town. There are a number of private art galleries.

Education. Georgetown schools provide instruction from Kindergarten through sixth grade. Instruction from grades seven through high school is obtained from the Bath and other school systems on a tuition basis.

At this writing, there was a total school population of 158, of which 96 were in K through 6 in Georgetown, 23 in grades 7 and 8 in various secondary schools and 39 in grades 9 through 12 (mostly in Bath). There is a moderate trend upwards in the school population and the School Committee may request a two room addition in the future expected to cost \$300,000.

The current school population is 17.3% of the general population. If this proportion remains, in the year 2010 the total school population will be 185, 112 in Georgetown and 73 attending other schools under tuition payments.

In the 1991-92 school year, state mandated tuition payments were \$3227 per pupil in grades 7 and 8, \$4803 in grades 9 through 12, and \$3202 for vocational training in grades 9 through 12.

Recreation. There is a well-developed recreation program administered by a town committee. Partial funding is from State Park receipts, some from small fees, and the remainder from the Town.

Cemeteries. Five cemeteries are funded and maintained by the Town.

General Administration and Services. The public schools and the Town administrative offices are located in one building complex, which is used for town business, public meetings and recreational services as well. There is no municipal garage, nor are there municipal vehicles. Road maintenance and snow plowing services are contracted out.

The Town Owned Property Management Board (TOPMB) maintains a Town Pier with facilities for unloading fish, public landing for recreational boats, as well as leased retail facilities. As much as possible, the TOPMB attempts to make this facility self-supporting.

Recreation

It is the State's goal to promote and protect the availability of outdoor recreational opportunities, including access to water. Georgetown meets those goals in a number of ways, most especially with Reid State Park and the Josephine Newman Sanctuary.

The citizens of the Town concur with the State's goal. In response to the 1988 Community Opinion Survey question "Are you concerned about the need to preserve open space for the general benefit of residents and future generations?" There were 360 'yes' answers and 24 'no'. A small majority, 191 'yes', 176 'no', supported a Town fund for that purpose. Following is an inventory of recreational facilities:

Public Recreation Areas - Town Owned

1. Town wharf at Five Islands with adjacent property.
2. Tennis court at Five Islands with parking area.
3. Laura E. Richards Library
4. Open Space at Five Islands
5. School, playground area and baseball field.

Leased to the Town

1. Boat launching site on Rte 127, owned by the Todds.
2. Town Beach on Ledgemere Road owned by the Nature Conservancy.

State Owned Public Areas

1. Reid State Park
2. Perkins Island

Private, Non-Profit Open Space

1. Josephine Newman Sanctuary, Maine Audubon Society
2. Ledgemere, Maine Nature Conservancy
3. Seguin Island (leased from federal government)

Commercial Recreation Facilities

1. Private Marinas
2. Seguin Campground
3. Woods Haven Campground

Private Recreation

1. Grange Hall
2. Schoener sledding hill
3. Charles Pond

Public Access to Surface Water

1. Five Islands Wharf
2. Todd's Landing (leased yearly by Town)
3. Town Beach, Ledgemere Road (owned by Nature Conservancy)
4. Reid State Park

Commercial Access to Surface Water

1. Robinhood Marina
2. Sheepscot Bay Boat
3. Back River Boat Shop

Recreation Programs and Activities

1. Adult basketball
2. Adult volleyball
3. Student basketball program - 8 weeks, January-March
4. Basketball camp - 1 week in June
5. Swimming Instruction, K-6 at Bath YMCA, 8 weeks
6. Summer recreation program, 4 weeks
7. Summer swimming program, Reid State Park, 4 weeks
8. Summer children's reading program at Laura E. Richards Library
9. "Get to Know Your Neighbor Party" with presentation of Citizen of the Year award in February
10. "Meet the Candidates" Night
11. Nature walk in mid-October
12. Christmas Craft Fair

Assessments and Projections

The schedule of recreational activities for children and adults is organized and provided by the Georgetown Recreation Committee. At the present time the school is serving the indoor recreational needs of the Town very well. The gym provides a meeting place and, with its kitchen, is available for community suppers.

The Laura E. Richards Library is well managed by volunteers and certainly enriches the life of both adult and child. There are countless places for hiking and cross country skiing. Reid State Park provides over 700 acres for summer and winter sports. The Bath YMCA has swimming instruction for our school children in the winter.

Charles Pond provides the only fresh water swimming and it is surrounded by privately owned land. We may not always have the privilege of using it. The same holds true for the best sledding hill in Town on land owned by the Schoeners.

The one tennis court seems to be adequate for the number of players. It is in need of some upgrading. With future population growth we may see a call for another tennis court.

One of the questions on the Community Opinion Survey was "would you support actively pursuing the acquisition of waterfront access facilities?". The response from year round residents was 62 yes, 80 no. The townspeople seem to feel we have adequate public access to water. More detailed information on public access to water can be found in the Marine Resource Section.

Recreation Goal:

To provide year round activities for school children and for adults at minimum or no cost to the individual.

Recreation Policies:

1. To provide as many quality programs as possible while staying within the available funds.
2. To develop family programs.
3. To purchase needed equipment and to continue to provide maintenance.
4. To recruit volunteers and committee members.

Recreation Implementation Proposals:

1. Identify open space areas especially suited for recreation. Encourage landowners to allow accessibility to townspeople.
2. Evaluate the cost and benefits of open space land acquisition, by gift or easement, and implement those that meet the needs of the Town.
3. Start a Road Rediscovery Program , with information gathered by the, Recreation Committee and map discontinued roads that might be used for hiking and cross country skiing.
4. Start an information newsletter for the community with feature articles, program information and schedules.

Regional Coordination

Georgetown, though an island, is not an island unto itself; we have a significant degree of dependency on other communities, the County and the State of Maine. Many of these dependencies are a function of geography and its limitations, some are little influenced by the Town and its citizens, although we are all members of a larger regional community. It is vital that we actively and enthusiastically participate in regional activities with our neighbors.

As an island community, Georgetown's borders are the rivers and the sea that separate us from neighboring towns. We have limited contact with towns that are within sight over water, but 30 or 40 miles away by road. Southport, Westport and Phippsburg are within view but accessible by up to an hour or more by automobile. Consequently, we identify and relate more closely with Arrowsic, Woolwich and Bath which occupy our land access to the mainland to a higher degree than communities across the water. It is this fact of geography that determines our distinctive regional concerns and relationships.

Regional issues important to Georgetown are:

Transportation: State Route 127 is the only land access to and from Georgetown. From U.S. Route 1, Route 127 passes through Woolwich and Arrowsic, and the maintenance and clearing of this road by those communities and the State Department of Transportation is critical. Similarly, the Carlton Bridge over the Kennebec River and the bridges over the Back and Sasanoa Rivers (and those spanning Robinhood Cove) and their utility and safety are significant regional issues. (See Transportation Section)

Shared bodies of water: The Kennebec, Back, Sasanoa and Sheepscot Rivers, and Hockamock and Knubble Bay are shared water bodies and their protection from coastal pollution can greatly influence the health and safety of our marine resources. Any long term programs for improvement will require joint efforts among the many towns that share these waterways including communities significantly upriver. The future of fishing and clamming, vital to the economic and social welfare of Georgetown, will depend on regional programs to keep our waterways clean. (See Natural and Marine Resources Sections)

Solid waste: A very active program is well underway to analyze and manage this concern with both local and regional activities in place. Contracts exist for septage disposal in Bath and a recycling center in West Bath.

Education: Georgetown provides public schooling for grades K-6 with a well-functioning physical plant. Tuition students are accepted from Arrowsic. Secondary school students are transported to Bath, on a tuition basis, requiring School Union, bus and other municipality dependencies and coordination.

Culture and recreation: Georgetown has excellent outdoor natural facilities for recreation and leisure. We have marine and bathing facilities, an active recreational reading library, small museums, private galleries and a vigorous historical society. The

island boasts antiquity and historic places, but we depend on Bath, Brunswick and larger communities for theaters, fine and performing arts, reference libraries, lectures, sports events and the like. Bowdoin College, the Chocolate Church, Maine State Music Theater and the YMCA are, among others, especially important resources that many Georgetowners use and enjoy.

Banking and shopping: Georgetown has, currently, a general store, seasonal restaurants, and a few retail shops. We are, however, required to do most of our personal shopping off-island. The nearest bank, gasoline, clothing, Chinese food, hardware, newsstand, dry cleaner and druggist are in Bath. Heating oil, LNG and propane come from off-island as do many of our everyday needs. The availability, delivery and quality of these goods and services are from off-island and our access to them is dependent on non-local businesses and the condition and safety of Route 127 and bridges.

Public Safety: We have a high quality volunteer fire department and emergency ambulance service. We participate in the Sagadahoc County Mutual Aid Network with our neighbors. Mid Coast Hospital in Bath is 30 minutes away and their planned new facility will be even farther from Georgetown. Public safety services are provided by the Sagadahoc Sheriff's Department also 30 minutes away. Public health and police protection for Georgetown is a major regional dependency and available only through our single road link.

Utilities and communication: Central Maine Power and New England Telephone service Georgetown through other communities. When service fails elsewhere, it fails in Georgetown at the end of the link. Service restoration is also at the end of the chain. Electrical contractors, well-diggers, septic removal, appliance service are all delivered from the "mainland".

Georgetown is a tax-paying, fully participating member of this extended neighborhood. Public safety inter-town agreements, and membership on boards and committees involving regional services and cooperative efforts continue. But, although we do participate in regional organizations and groups, we are a minor player. We are limited by our island geography, our small population, and our limited physical and economic resources. Actions taken by the Town of Georgetown have relatively little effect on our neighbors. Actions taken by our neighbors, however, could have a profound effect on Georgetown. Through distribution of this Plan to our neighbors and active participation in regional organizations we can work toward effective two-way communications, and the attainment of mutual objectives.

Natural Resources

Not so long ago marshes, ponds, forests, fields and streams were a part of the legacy of every New England town. They were places for children to explore and adults to ramble. These features are still very much a part of life in Georgetown. But with continued development, private land that was unofficially open to townspeople may be posted and closed. The numbers of people visiting a site, the types of recreational equipment used, or the timing of the visits (as in the case of seabird nesting islands and beaches) may threaten the resource. A variety of natural areas exist within the town that deserve some measure of protection.

It is humbling to remember that in these days when it seems that almost anything can be synthesized in a laboratory, more than 40% of our pharmaceuticals contain derivatives of wild plants. And this is a resource we have barely begun to tap. It is not possible to know which plant might play an important role in our future or on which elements an entire ecosystem may hinge. Through planning we hope to avoid the fate of towns that have lost what they had before they even knew they had it.

Extensive coastal and fresh water wetlands exist in Georgetown, and many of them have been identified as habitat for diverse animals and plants. Many of Georgetown's rare birds, plants and important geologic features (beach and dune system; piping plovers, least tern and roseate tern nesting areas; and one notable occurrence of broom crowberry) are protected within the boundaries of Reid State Park. Others are found in salt marshes, fresh water wetlands or on islands and are protected to some extent by the Natural Resources Protection Act and Shoreland Zoning. On private land it is anticipated that in almost every case, a plan can be arrived at that will meet both the needs of the landowner and the need to preserve the significant resource.

Although not often thought of as a resource that necessarily needs protection from development in and of itself, the soils of the town are widely recognized as being poorly suited to accommodating subsurface waste disposal systems in many areas. The concerns include, yet go beyond, impact upon ground water quality. In areas of shallow soils, particularly if combined with steep slopes, the effects of development can lead to vastly increased rates of erosion and sedimentation, resulting in storm water drainage problems, losses of the soil resource and vegetative cover, and degradation of surface water quality.

Floodplains are areas somewhat different from those natural resources already discussed in that they pose hazards to development. In Georgetown, the force of coastal storms, especially when combined with flooding by the rivers, can wreak great destruction to both natural features and structural development within flood hazard areas. Furthermore, filling and structural development in the floodways of rivers can increase actual flood levels. The Shoreland Zoning Act requires that certain floodplains be placed in the Resource Protection District, while the National Flood Insurance Program requires regulation of construction that occurs in floodplains.

Natural Resources Goal:

To preserve and enhance the quality of Georgetown's natural resources.

Natural Resources Policies and Implementation Proposals:

A. Protect the quality and quantity of the Town's wetlands.

Section 404 of the U.S. Clean Water Act regulates construction activities and discharge of dredged or fill materials into the waters of the U.S., which include wetlands down to one (1) acre in size.

The State of Maine administers the Natural Resources Protection Act (NRPA) which applies to activities in, on, over, or adjacent to (so that material may reach them) coastal wetlands, great ponds and freshwater wetlands (10 acres and larger) and floodplain wetlands of any river, stream or brook.

The State, through Shoreland Zoning, also requires municipalities to regulate land use activities within 250' of the normal high-water line of great ponds, rivers, and saltwater bodies, within 250' of the upland edge of coastal and freshwater wetlands, and within 75' of the normal high-water line of certain streams. Local ordinance must meet or exceed the standards of the State's Guidelines.

The Town of Georgetown, to be consistent with Federal and State laws, shall:

A. Protect the quality and quantity of Georgetown's wetlands.

1. Require applicants who wish to develop land adjacent to wetlands to demonstrate they have met Federal and State requirements.
2. Extend the Shoreland Zoning Ordinance to the land around Charles Pond and the "flag ponds" because of their critical local value as a source of drinking water. The Town may also choose to apply additional protective measures to their watersheds.
- 2-3. Encourage property owners to maintain natural vegetation along perennial streams sufficient to protect them from changes in temperature, flow rate and sedimentation.

B. Protect the Town's Significant Wildlife Habitats and Wildlife Concentration Areas.

1. Consistent with the Natural Resources Protection Act, applications involving development or changes of land use in undeveloped areas of Significant Wildlife Habitats, shall be submitted to MDIFW for consultation and recommendations as part of the permitting process. This will enable the Georgetown permitting authority to work with the property owner with siting and clearcutting.*
2. Urge property owners to preserve and protect the variety of recognized habitats and travel corridors connecting habitats, and to minimize the fragmentation of habitats as much as possible when developing their land.

C. Protect the habitats of plants and animals listed as of "Special Concern" or on the "Watch List" for the State.

1. Require that applications involving development in habitats of "Special Concern" or on the "Watch List" be submitted to MDIFW for consultation and recommendations for use by the Planning Board when considering any land use changes in these areas.
2. Since Georgetown has a relatively large portion of the world's population of broom crowberry and very likely the largest stand(s) in the state, direct the Conservation Commission to pursue voluntary protection and preservation of the Higgins Mountain and other significant sites with landowners.

For other less significant, smaller occurrences, or areas where development has already occurred, encourage the identification of broom crowberry and its preservation as part of home landscaping.

D. Protect geologic features of townwide and state significance.

1. Recognize that John Ed Island is an important area of state wide significance for geologic study and should be preserved in its natural state. Maintain current levels of protection afforded through Shoreland Zoning Resource Protection.

E. Conserve the town's soil resources.

1. Maintain soil resources by developing performance standards for controlling site and soil disturbance and for minimizing erosion during construction, forestry and road maintenance operations.

*Significant Wildlife Habitats are identified by MDIFW and listed in the inventory section of this report. They may include (1) habitat for State or Federally listed endangered or Threatened species; (2) deer wintering areas; (3) waterfowl and wading bird habitat, nesting and feeding areas; (4) seabird nesting, feeding and staging areas; (5) seabird nesting islands.

2. Consider the capacities of soils for accommodating subsurface disposal systems when reviewing development. Incorporate into the permitting process a means to determine the need either for lot sizes larger than two acres or for hydrogeologic studies prior to the approval of development in the following situations:

- 1) Proposed subdivisions with five or more lots and/or units;
- 2) Other proposed development which requires significant amounts of water (500+ gallons per day or more); and
- 3) New individual subsurface waste disposal systems in areas determined to be densely developed and approaching capacity.

3. Continue to use local enforcement of the state plumbing code to limit individual new construction to supportable density.

F. Limit development in local flood hazard areas.

1. Continue the efforts of the Planning Board to bring the town's Floodplain Management Ordinance into compliance with Federal and State requirements.
2. Continue to control development in flood hazard areas through the provisions of the Floodplain Management Ordinance.

G. Maintain the stability of areas of steep slopes.

1. Avoid disturbance of steep slopes in shoreland zones by placing areas of two or more contiguous acres with sustained slopes of 20% or greater in the Resource Protection District.
2. Protect such areas of steep slopes (2+ acres, 20%+ slopes) in other locations in town by developing and applying specific performance standards to avoid erosion and sedimentation and/or soil slumping.

H. Implementation actions affecting more than one policy.

1. Charge the Conservation Commission with the following tasks:

- keep an updated map of all the town's identified wetlands . The ratings and information shall be used to guide the Planning Board when considering proposed land use changes.
- analyze and report to the Selectmen regarding the need for a local timber harvesting guidelines based on the State regulations.

- obtain annual data from the Natural Heritage Program and update the map on locations of plants and animals of "special concern" or "watch list" status.
 - collect and analyze any new information about the evaluation of Wildlife Concentration Areas.
2. Require that any utility improvements and changes be consistent with the protection of identified sensitive resource areas to insure minimal impact.
 3. Encourage the Selectmen and Road Commissioner to continue the practice of mowing town roadsides rather than using herbicides and to continue to inform landowners along the State highway about spraying plans and the option of alternative maintenance agreements with State agencies.

Scenic Resources

Consideration of Georgetown's extraordinary natural beauty is an important part of planning for the town's future. In a survey conducted in 1988, 79% of the respondents said that maintaining the rural and picturesque qualities of the town is a high priority. The town's numerous natural resources, both on land and water, contribute to those valued qualities, and yet, most of our scenic resources are not protected by existing ordinances. Careful review of future development will help to ensure minimal impact on our visual environment. Identifying those resources is the first step toward affording them protection.

There are also a number of buildings in Georgetown whose charm we value as part of our visual assets. Any changes proposed to buildings used by the public, such as Richards Library, the Post Office, churches, fire stations, and buildings on the wharf, should be considered very carefully. A list of privately-owned buildings of particular historical/architectural value might also be included. Those not already protected by historic status warrant consideration. While recognizing that these structures are private, bringing their significance to the attention of owners will help to make them aware that the visual character of the community can be seriously impacted by insensitive development.

Although the Comprehensive Planning Committee has primarily addressed the subject of scenic assets as those views seen from public ways, we have also discussed "private views" several times during our meetings. It is an issue that has come up occasionally in town as new structures rise on previously undeveloped lots. More than once, the siting of new structures or major additions has blocked neighbors' views, utterly changing the value (real and aesthetic) of their property. This is another aspect of the situation that can be addressed through the development review process, in order to enhance the possibility of alternatives being considered which impact less severely upon the visual attributes enjoyed by neighbors.

The focus of this section is not to dictate style, color, and other aspects of "taste," but to encourage awareness and sensitivity to the visual resources which surround us. Furthermore, we hope to encourage all Georgetown residents to be thoughtful of our neighbors as we build and change the face of our town.

The following list inventories some of the more notable among the scenic vistas from public ways, which we should consider protecting:

1. Back River Bridge: connecting Georgetown Island to Arrowsic Island (also called the "singing bridge") crosses the Back River and offers pristine views north and south of a narrow part of the river with indented rocky and forested coastlines.
2. Flying Point Marsh: offers wide views of marsh and wetland habitat and is accessible from an unmarked left turn off Robinhood Road.

3. Robinhood Marina: looks north past the "knubble" up the Sasanoa River toward Beal Island and Hockamock Bay; looks east toward the Sasanoa's joining with the Sheepscot River and across to Boothbay and Southport; looks south into Robinhood Cove and at the "North End" of Georgetown Island. Several Marina buildings block water views and serve as reminders of what should be avoided in future development.

4. Schoener's Hill: is a large, steep meadow that slopes away from Route 127 to the West just north of Heal Cemetery. Much of the Island was at one time grazing land and meadow but this large clearing is now an oasis in a largely wooded area. It is a popular community sledding hill in the winter.

5. Robinhood Cove: branches just beyond the Post Office in Georgetown Center, and the two small bridges that cross it provide spectacular vistas across sparkling water and rocky ledges reminiscent of Scandinavia. Between the branches on the north side of the road is a Town Landing where small boats can be launched and where two or three cars can pull over for a long look past Phoebe's Island toward Robinhood Harbor.

6. On the Marrtown Road in West Georgetown there is an inviting outlook to Marr Island, Perkins Island and Cox Head. Fort Popham is visible well south toward the opposite shore of the Kennebec River.

7. At the end of Marrtown Road one can look across the Kennebec to the Center Church at Phippsburg and to Bald Head's massive rocks at the southern tip of Arrowsic Island.

8. From the Williams Road in West Georgetown there is a wonderful view southwest across the marsh to Bald Head, the Crow Islands and Parker Head.

9. At a low point part way down Kennebec Point Road, the view is east to Sagadahoc Bay and west to Heal Eddy.

10. On Bay Point Road just beyond the turn for Kennebec Point Road, the view is east to the marsh and Heal Eddy and west toward Marr Island across Todd's Bay.

11. The view from the end of Bay Point Road is monopolized by Fort Popham's unexpected mass. It guards the mouth of the Kennebec which starts its journey north at that point. In the summer there are boats moored at the entrance to Atkins Bay east of the Fort, and there is a good view of Long Island which lies alongside Bay Point. Looking south the curve of beautiful Popham Beach is visible. There is no place to stop a car there despite a road still called "Town Landing Road".

12. Indian Point Road: crosses the open marsh between the upper reaches of Sagadahoc Bay and the top of the Little River (1.4 miles from Route 127) and provides a sudden clearing where heron and egrets can be seen feeding.

13. Half a mile further along Indian Point Road there is a sweeping view from the "Sadie Drake Farmhouse" looking southwest across a broad expanse of marsh to Sagadahoc Bay.

14. The mouth of the Little River can be seen between houses at the north end of the Loop Road. Myriad shore birds gather there at low water and the contrast of marsh and dunes meeting the sea is especially beautiful.

15. Further along the Loop Road the spaces between houses reveal glimpses of waves breaking on rocky shore.

16. Charles Pond: on the north side of Route 127 and Flag Pond: at the corner of Route 127 and Seguinland Road are valuable scenic as well as water resources and are listed in both inventories.

17. The first views of Five Islands Harbor are from the top of the hill looking down onto Mink Island and out toward Hen and Malden Islands. Five Islands is the quintessential Maine harborscape. Once parked, one can look south past Mink Island toward Harmon's Harbor and Griffith Head. Turning slowly to the left, taking in the snug harbor full of boats for fishing and for pleasure, the view is past the Crow Island ledges across Sheepscot Bay to West Southport and Boothbay. Looking further to the north the view is enclosed again by Crow Island and the curve of the Georgetown coastline. Five Islands Wharf is at the center of all this. It is where fishing boats unload their catch and where year 'rounders, summer people and tourists can enjoy a simple feast of lobster, clams and corn.

18. It is important to maintain the rural character and visual appeal of all roads, Route 127 as well as town roads. A concern for safety should not unnecessarily mean straightening curves and removing trees unless it is critical for safety and function. The Committee recommends that all Georgetown roads be considered scenic and that, rather than listing specific sections which are worthy of protection, the town develop specific criteria which will indicate a need for a public review process initiated by the Road Commissioner prior to making major changes along roadways. The criteria would include resources such as tree(s) of significant heights and/or girths, other significant vegetation, outstanding rock or ledge formations, and important historical structures.

19. One of the public ways from which Georgetown's scenery is often enjoyed are the various waterways on and around the island.

It would be impossible to list every beautiful vista in Georgetown. The inventory cites those most commonly mentioned, but the real concern of this Plan is to encourage an attitude of care and protection for all the visual beauty of our island.

Scenic Resources Goal: To retain the scenic qualities of Georgetown that are integral to its quality of life, and the rural character of the community.

Scenic Resources Policy:

1. Scenic views and prominent landmarks: development and associated activities should be planned, sited and constructed in a manner that minimizes negative impacts upon identified scenic resources.
2. Roads: Ensure, where possible, that improvement and reconstruction projects balance concerns for utility, public safety and scenic considerations. On State roads such as Route 127, the Town shall seek to influence DOT to take the concerns of Townspeople into consideration when improvements are being planned. On Town roads, the Selectmen and Road Commissioner shall balance these concerns when improvements are being made.

Scenic Resources Implementation Proposals:

1. Scenic views and prominent landmarks: The Planning Board should consider all new building and reconstruction projects with a concern for the above policies.
2. Roads: The road commissioner should schedule a meeting for town review where road improvement or reconstruction suggest changes affecting scenic resources including old trees or buildings of historic or architectural importance.

The issue of "private views" is a concern of the committee which we include here although "scenic assets" generally refer to views from public ways. It has happened more than occasionally that insensitive building has blocked a neighbor's view, utterly changing the value (real and aesthetic) of their property.

Marine Resources

The island of Georgetown has traditionally directed its economic and recreational activities toward the sea. The town has enjoyed a thriving maritime industry for several centuries. Georgetown is located on the Gulf of Maine, one of the most productive waters in the world. The Gulf supports diverse, and sometimes conflicting uses, providing sustenance and recreation to many people. However, the population growth and industrial development along the coast and on inland rivers have introduced contaminants to Gulf waters to the point of stress. A decline in fish stocks has been attributed to several factors: overfishing, dams, pollution, climate and others. Loss of traditional harvesting jobs has affected the character and economies of most coastal communities. The marine industry, once Georgetown's primary source of employment, still involves 20% of the town's population.

Commercial activities based on marine waters provide economic support for about 100 of the town's 350 year-round households. About forty families in town are directly dependent upon the fishing industry. Marinas, restaurants, boat building, moss drying, sailmaking, and miscellaneous marine services involve approximately another sixty families locally.

Lobster, shrimp and sea urchins are the primary commercial shellfish found around the island. The sand flats have a supply of clams, but many areas are not harvestable due to pollution. Over-digging in the past has reduced the stock of clams on other flats. Flounder, cod, herring and bluefish, although caught in nearby waters, are sold primarily to other markets. Blue tuna, however, are landed here.

The coastal waters around Georgetown support a variety of marine species which depend upon water quality protection for their survival. Marine estuaries are affected not only by discharges upstream but also by land uses along their shores, 80% of which come from land use, are not washed completely out to sea. Many attach to the sediments, are eaten by plants or animals and enter the food chain.

There are extensive marshes along the 82.77 miles of Georgetown's coastline. These coastal wetlands serve as the "farmlands" for the nearshore marine environment. Their organic matter provides food for micro-organisms and forage fishes, which are the food for larger fishes, which, in turn are the food for humans. Kelp and eelgrass are important as food and protection for juvenile lobsters. Flounder, bluefish, striped bass and sea trout depend upon marshes throughout their lives for the wide variety of food found there.

At one time, there were 26 access points to marine waters available from either public land or rights-of-way. Now there is only one town-owned dock, located in Five Islands, which is used for both commercial and recreational uses; a few rights-of-way; and one small town-owned property which can be developed for public access.

Most of the commercial fish catch lands at Five Islands, where the wharf, two floats and a hoist are owned by the Town, managed by the Town Owned Property Management Board, and presently leased to the Georgetown Fishermen's Cooperative, which maintains one of the floats. In 1991, the Town approved \$120,000 for extensive rebuilding of the wharf, completed in 1992. Fees are levied to keep the wharf self-supporting.

Mooring space at Five Islands is shared by commercial fishermen, recreational boaters and the boatyard adjacent to the dock for rental boats. Conflicts always exist in a harbor where space is limited, and swinging room is always at a premium. The Harbor Master and Harbor Committee are constantly trying to find solutions to these problems.

Overall, Georgetown has attempted to deal with many of these issues over the years. While we can't solve all problems relating to the Gulf of Maine, there are some things that can be addressed locally by working cooperatively with neighboring towns and regional groups. Sustained use of the resources of both Georgetown and the Gulf of Maine will require constant care in a cooperative effort and an awareness that prevention is less expensive and more effective than remedial action. Perhaps then, these marine resources will continue to provide for future generations

Marine Resources Goals:

1. Protect Georgetown's marine environment, preserve the economic value of local marine resources, and maintain and improve the quality of coastal waters and habitats.
2. Maintain the town's harbors and facilities for commercial fishing, transportation and recreation, and protect its marine-related industries and harbors from incompatible development.
3. Promote access to the shore for commercial fishermen and townspeople.

Marine Resources Policies:

1. Port and harbor development. Ensure the useability and function of the town's harbor and dock facilities for commercial fishing and recreational activities.
2. Marine resources. Promote the preservation and improvement of marine habitats and resources. Increase citizen understanding of marine resources and the productivity of the Gulf of Maine and coastal waters.
3. Shoreline development. Encourage water-dependent uses over other uses in those areas that are compatible with marine-related activity.
4. Access. Identify and ensure adequate public access to shoreline areas for townspeople while protecting the environmental integrity of the coast.
5. Recreation and tourism. Expand the opportunities for outdoor recreation for townspeople and encourage appropriate coastal tourist activities consistent with the rural and varied character of the town.
6. Water quality. Restore and maintain the quality of our coastal waters through cooperative efforts, both locally and regionally, to allow for a diversity of uses.
7. State and local cooperation. Encourage and make use of public and private agencies as resources in carrying out coastal management policies.
8. Support the Harbor Master and Harbor Committee's ongoing efforts to improve and increase the use of space in the harbors.
9. Encourage the Harbor Committee to utilize public places to better inform the public about marine rules and regulations.
10. Continue Town efforts, through the Shellfish Committee, to manage and monitor flats in cooperation with the DMR and other towns on a regional basis.
11. Support continuing efforts to identify and address existing sources of water pollution, under the guidance of the Selectmen and utilizing the resources of the DMR, DEP and regional laboratories.

Marine Resources Implementation Proposals:

Shoreline Development:

1. Recommend that the Selectmen establish a committee or assign a responsibility to coordinate all of the interests of townspeople in determining the location of the Commercial Fisheries/Marine Activities District in existing areas and to study the feasibility of such districting in other areas of town identified as suitable for such uses.

Access/Recreation:

2. Encourage the Selectmen to assign responsibility to study the availability of funds to be used for the acquisition of property, as appropriate, for shore access.

Water Quality:

3. In order to enable residents to understand and help protect fragile marine resources, the Selectmen should charge the appropriate standing committee to study and make available information on coastal pollution. The information should be distributed and discussed publicly so that appropriate action can be taken.

Water Resources

Everyone in Georgetown needs good fresh water. Increasing population and changes in land use threaten the supply and quality of our future water supply. Fresh water is a resource both supplied and limited by the average 44" of yearly rainfall and snow cover. Most of the precipitation will run off into the ocean or evaporate. Part of the remaining 10-20% will be held in surface ponds and streams, the rest saturates the soil and infiltrates rock fractures. These two reservoirs, on the surface and in the ground, are the sole source aquifer of all the fresh water available to us.

We inventoried our fresh water resources and the water quality in our ponds is satisfactory at the present time. The fact that the pond shorelines have been largely undeveloped has been their greatest protection. It has prevented the rapid leaching of phosphorous which causes algae blooms.

Potentially high yield areas have been indicated on the map found elsewhere in this Plan. These areas were based on proximity to wells with reported high yield, proximity to fractures observed by aerial photography and remotely-sensed imagery, and proximity to surface water.

We learned that bedrock linear fractures on Georgetown Island tend to be northeast-southwest, with soil and glacial till lying in the swales between parallel ridges. These ridges are multi-fractured, the fractures fill with water, becoming our bedrock aquifer. Areas known to have high radon concentrations have been mapped.

Salt water intrusion is a problem in the area of Five Islands and on Bay Point, Kennebec Point and Indian Point. There are strong east-west fractures which can permit direct migration of salt water. A few wells have been contaminated from petroleum, either leaked from a nearby storage tank or from a spill. It takes only one cup of gasoline or No. 2 heating oil to contaminate five million gallons of water.

Proper design and maintenance of septic systems becomes especially important in areas where the ledge has only a thin cover of soil or where wells lie close to or downhill from the septic system.

Water Resources Goal:

To conserve the quantity and to preserve the quality of ground and surface water.

Water Resources Policies:

1. To assure that nothing degrades the quality or availability of potable water.
2. To protect the sources of water supply from pollution in areas of significant watershed to surface waters and, in areas of significant recharge to vulnerable underground sources.
3. To keep baseline data on ground water quality and quantity, to identify problems and recommend policies and regulations.
4. To limit development density to minimize levels of contamination from septic systems and other sources (non-point pollution), and to allow for sufficient storm water recharge to ground water.
5. To ensure that any development shall minimize erosion. A development should minimize the impact on the natural terrain, and in the case of slopes, provide for buffers to reduce run off.
6. To protect the quality of existing wells.

Water Resources Implementation Proposals:

1. Encourage the Planning Board to develop standards that adequately cover design and construction requirements relating to storm drainage, erosion, and sedimentation control. Determine if this should require a builder and/or a developer to demonstrate how this will be controlled, and that the storm run-off be no greater than the rate prior to development. A ratio of permeable to impermeable surfaces permitted on a lot, with site review exceptions, should be addressed.
2. The Selectmen should appoint a groundwater committee or assign responsibilities to a standing committee. Among these responsibilities are the function to gather data, map, evaluate and educate; and to select and recommend plans to assure the protection of groundwater. Specific duties would include:
 - 1) Serve as a clearinghouse by collecting and analyzing available data on water pollution and salt water intrusion as it affects fresh water resources. Coordinate data with the Licensed Plumbing Inspector and report to the Selectmen.
 - 2) Test and monitor for nitrate-nitrogen concentrates in areas of high density, including any sub-division with cluster housing; recommend appropriate action.
 - 3) Map and monitor underground storage tanks.
 - 4) Study questions related to future public water supply, and map suitable well locations.
 - 5) Encourage use of water conservation devices and techniques.

Fiscal Capacity and Capital Plan

Approximately 25% of the total expenses of the Town are relatively predictable, and projections indicate only moderate growth for the next 5 years. However, school costs are less predictable and represent about (62)% of the Town expense. School expenses are difficult to project and control because the school size is too small to be statistically stable. County costs represent about 11% of town expenses and are not easily controllable by the citizens of Georgetown except through its membership on the Sagadahoc Budget Advisory Committee.

Analysis of tax revenues shows no single local business has a significant direct effect on town revenues. While all of the businesses are important to the Town because of the jobs and income they provide, no single business represents more than 1% of the tax income of the Town.

Administrative costs of the Town are in the typical state of pre-growth smallness. Georgetown citizens have a long tradition of volunteering, and this is indicated in the Town's low salary costs. In addition, many of the functions of town government are performed by either unpaid volunteers, or by elected officials receiving nominal salaries. While there will be some small increases in these expenses, the Town would need to grow substantially for the pattern of volunteerism to change very much.

Because the state school funding formula is heavily weighted by property values, coastal communities such as Georgetown receive minimal state assistance for school operations. As a result, the tax bills of resident owners are significantly elevated. Increases in the last decade have already strained the resources of this group of citizens. The method by which the state determines funding allows the town no means by which to deal with this difficult and growing problem. The state does, however, provide property tax rebates for individual residents whose property tax exceeds 4.5% of their gross income.

Any discernable trends in growth and development have been associated with vacation or retirement homes. This building activity has diminished greatly in the past few years due to the depressed economy. The Town's revenues, capital expenditures, and operating expenses should grow only marginally as a result.

As can be seen from the tables in the Information and Analysis section, Georgetown's capital indebtedness is very low, and there is no operating debt now or in the foreseeable future.

Capital and Operating Costs:

The Capital Plan shows very modest needs of capital improvement, with a priority schedule showing relative need or importance. With the exception of the Town Wharf and other properties under the control of the Town Owned Property Management Board, which covers most operating and repair expenses by various fees; and the

Cemetery Board which partially covers maintenance costs with a perpetual care fund financed by the sale of cemetery sites, town obligations are to be covered by property tax revenue and short term capital borrowing.

Townpeople have a tradition of assuming only those things that are affordable, with an aversion to taking on debt. This admirable quality has resulted in a relatively debt-free Town over a period of many years. The absence of municipal sewer and water systems spare the taxpayer from potentially burdensome long term debt and any resulting major tax increases. It is important that private fresh water and waste water disposal be protected from degradation if the need for municipal systems is to be avoided in the future.

Along with the concern for the preservation of the rural character and the quality of the environment, the control of the growth real estate taxes ranks high with the citizens of Georgetown. There is deep concern on the part of many townspeople as tax levels have become difficult for many residents, and that future increases in capital expenses and yearly operating costs must be very carefully controlled.

Nearly 75% of expenses to the Town are represented by the school budget and county taxes. These are areas over which the voters have little discretionary control. This underlying fact makes prudent spending all the more important.

Fiscal Goals:

To provide the services that its citizens need and that the Town can afford consistent with reasonable residential tax rates.

To carefully promote and encourage the modest growth in administrative costs made possible by fiscal conservatism and the strong volunteer efforts that have for so long been a tradition in Georgetown.

To continue a long standing policy of limiting Town indebtedness through the commitment of only those expenditures that are both necessary and affordable.

Consistent with long-standing practice, maintain sufficient reserves to eliminate any need for tax anticipation borrowing.

To control and manage the growth of property tax rates now, and in the future.

Fiscal Policies:

1. Town officials shall keep its citizens informed of the cost of services and their impact upon taxes. The continued efforts of the School Committee and the Financial Advisory Committee through budget hearings are typical means of achieving this policy.
2. Town officials shall carefully review each expense to the Town and determine whether the benefit to taxpayers is in line with the cost .
3. Town officials shall review proposed large expenditures to determine whether they are necessary, and whether less costly alternatives are appropriate or possible.
4. Town officials should continue to encourage the use of unpaid volunteers to help reduce the costs of town government and school operations. The volunteer spirit is obviously very strong when one considers that even paid town officials such as School Board, TOPMB and Selectmen receive modest stipends.
5. Potentially large expenditures such as for roads, solid waste facilities, town wharf maintenance and improvements, and fire department capital equipment improvements should be an integral and on-going part of the capital investment plan.
6. In order to help protect townspeople from unforeseen major increases in expenses brought about as the result of a new development, the use of impact fees shall be considered for any major new development. Such impact fees to be levied upon a new development would represent the proportionate share of allowable costs incurred by the Town as a result of that development.
7. Existing areas having town roads that would require substantial upgrading and the resulting expense to the taxpayer should be placed into the rural zone. In this way a potentially large development could be properly expected to bear its share of the real costs that the development incurs to the town; rather than unfairly place this burden solely on the taxpayer. Conversely, development should be steered to areas capable of handling that growth, where town roads are adequate to handle the growth, and without unduly increasing capital expenses and taxes.
8. The Town of Georgetown has traditionally placed quality education for its children at a high priority. The dedication of Townspeople toward this goal remains undiminished. At the same time the capital cost and operating expenses of our education system represents such a substantial part of the Town budget that diligent efforts must constantly be made to ensure that efficient use is made of every tax dollar.

Fiscal Implementation Proposals:

1. The Financial Advisory Committee, through the Selectmen, shall analyse and evaluate all proposed capital expenditures to determine the expected cost and the intended benefit to the townspeople. The impact of each major proposal upon taxpayers shall be calculated so that the individual taxpayer can determine the effect of this capital expenditure upon their own tax bill.
2. All elected and appointed town officials and boards shall submit their proposed budgets and capital project proposals to the FAC/Selectmen. Major budgets shall be calculated to show the effect upon the general tax rate so that the individual taxpayer can easily determine the effect of these proposals upon individual tax bills. In addition, less costly alternatives such as used equipment, where relevant, shall be evaluated and included in the detailed proposal.
3. The Selectmen and Town shall continue and support the established policy of utilizing unpaid volunteers and committees to help reduce the costs of town government and school operations.
4. The Selectmen shall continue the long-standing practice of maintaining sufficient reserves to eliminate the need for tax-anticipation borrowing.
5. The School Committee shall work closely with the Selectmen and the Financial Advisory Committee to evaluate expenditures and measure the potential benefit and anticipated current cost as well as future increases. A careful review of systems and procedures shall be made to obtain maximum educational benefit for the money spent. So that the Selectmen can fulfill their responsibilities to the townspeople to present proper budgeting and financial planning for the future, the School Committee and the FAC shall attempt to regularly anticipate future demands resulting from growth. While the imprecision inherent in predicting school population growth is well appreciated, the effort to forecast must be made. On the basis of these forecasts, the five year Capital Plan required under state law and Town policy can provide a best effort estimate of future tax demands to townspeople.

Land Use Plan

The State of Maine, reacting to the surge of growth in York and Cumberland Counties and along its coast, decided it necessary in the late 1980's to require the statewide development of local growth management plans. The State legislation sought to have communities steer growth and development into appropriate areas in order to enable the efficient provision of public services, while protecting their rural character and various natural resources. The law was subsequently amended and the mandate removed when the economic boom ended and State budgetary problems resulted in cutbacks in the funding of local growth management efforts.

The Town of Georgetown, acting to update its 1982 Comprehensive Plan, was ahead of the State in studying the issues, having formed a comprehensive planning committee prior to the State's mandate. A survey of the Townspeople by the committee in 1988 found that nearly everyone likes the Town the way it is, with only minor changes suggested. That planning effort resulted in the 1989 Comprehensive Plan which Town Meeting adopted that year. The Selectmen subsequently appointed another Comprehensive Plan Committee to continue that work consistent with the new planning legislation.

Projected Growth

Preceding reports on population and housing in this Summary have estimated population growth and housing demand for the year 2002, based upon 1990 Census and Maine Department of Human Services (DHS) statistics. We project Georgetown's year-round population will reach 1,073 by the year 2002, an increase of about 160 people. Using an estimated household size of 2.33 people results in a need for approximately 70 additional year-round housing units. The estimate for additional seasonal housing construction is nearly 105 units. Those 175 homes could translate into another 350 acres of land, more or less, developed for residences, based upon the current minimum lot size of 2 acres per dwelling unit.

Additional land area may be needed to accommodate commercial and industrial development in coming years. That type of development in the recent past has consisted more of expansions and renovations to existing businesses rather than the construction of new concerns. In terms of commercial and industrial development, the proposed growth areas plus limited acreage in areas already fairly densely developed will probably accommodate such growth.

Opportunities and Constraints on Land Use

1. Extensive ledge outcroppings, shallow soils, and wetlands occur throughout Georgetown and restrict the suitability of large areas of the Town for intensive development, whether residential, commercial or industrial.
2. No year-round public water supply exists. Extensive ledge makes such a system prohibitively expensive.
3. No public sewage system exists, and again, ledge makes such a system very

expensive. Nevertheless, Five Islands and Bay Point may eventually need some type of collective approach to these problems.

4. Georgetown is essentially rural in character, except for scattered pockets of traditional village settlement and densely developed shorelines in several locations. Townspeople value this character.

5. There is a particular need for affordable housing for our elderly and for our young families. Survey results indicate most townspeople do not desire either large-scale development or dense multi-family housing to meet this need.

6. The possibility of guiding growth to areas already served by, or close to, various facilities and services can help to minimize the costs of extending services (road maintenance, school busing, snow plowing) to future development, thus helping reduce growing demands upon property taxes.

7. Certain Town roads would need substantial upgrading with a significant expenditure of funds before they could support much additional growth. Making such improvements at town expense would result in increased taxes and serve to further encourage development in locations served by these roads.

Conflicts Among Objectives

1. While town residents express appreciation for the Town of Georgetown as it is, at the same time, many are leery of additional regulations that will limit the ability of landowners to use their property as they wish. Balancing the public interest in guiding growth and protecting various resources with the private property rights of landowners is a crucial issue.

2. The nature of Georgetown's physical environment and limited occurrence of soils really suited to supporting private wells and subsurface waste disposal systems at higher densities, combined with the Town's lack of public water supplies and sewage disposal, pose rigorous limitations upon the ability to identify local growth areas.

3. The few densely developed village settlements that might be thought to be logical areas for the designation of additional adjacent growth in order to continue the village/rural distinctions within Georgetown do not coincide with the locations of soils that are more suitable for private wells and subsurface waste disposal systems.

4. Certain of the land use proposals aimed at protecting natural resources will involve requirements for studies of impacts, densities of development, and methods of construction that may add to the costs of development. That result conflicts with measures aimed at encouraging affordable housing.

5. Residents are reluctant to prohibit small business development in the rural areas. In order to support those townspeople engaged in home occupations and cottage industry and to enable the expansion of the economy of Georgetown, the Town wants to allow continuation of small business concerns in rural areas. That may lead to conflicts with the protection of resource-based activities, natural resources, habitats,

and adjacent residences if not regulated to limit impacts.

6. Considering the scattered nature of recent development, it is unrealistic to think that the Town can perpetuate its rural character and sustain the land's viability for forestry, wildlife, and tourism without finding ways to discourage the subdivision of land into small lots. Such subdivisions would gradually suburbanize portions, if not all, of Georgetown.

Goals, Policies, and Implementation Proposals

The basis of the Proposed Land Use Plan is the set of goals, policies, and implementation proposals presented below, developed from the 1988 Town Opinion Survey, the inventory and analysis work of the Comprehensive Plan Committee over the past two years, and meetings with the public. In addition, many of the policies contained in other sections of the comprehensive plan influence the shape of Georgetown's proposed land use plan.

Goals: Manage future growth in a manner that relates the location and nature of development to the capacities of the cultural and natural resources supporting it.

Balance the desire of townspeople to retain and enhance the special character of the island while providing opportunity to the landowner without creating undue burden or hardship.

Policies:

1. Protect the quality and quantity of Georgetown's numerous resources, including surface and ground waters, marine resources, forests, soils, plant and wildlife habitats, scenic vistas, archaeological and historical sites, unique natural features and sites, and open space.
2. Encourage residential growth in appropriate areas on the Island by allowing increased densities where natural resource capacities and traffic safety allow them. Permitting increased density should be balanced with preserving our small town character.
3. Allow continued mixed residential and small business development in and adjacent to village areas.
4. Identify sites for commercial and industrial development, capitalizing upon the presence of good road access and suitable soils to guide such growth to appropriate areas.
5. Ensure that residential and small business development in the rural areas of the Town maintain its rural character to the extent possible.

Implementation Proposals:

1. Place the various areas of Georgetown into the following districts of a Land Use Ordinance that incorporates Shoreland Zoning in order to carry out the policies of this Land Use Plan :

GROWTH AREAS: 1. General Development Districts
Developed Waterfront Area
Village Areas
2. Limited Residential District
3. Growth District

RURAL AREAS: 4. Rural District
5. Resource Protection District (s)
6. Conservation Management District

The map at the end of this section generally outlines the location of these suggested areas.

2. Develop new site plan review and land use ordinances and upgrade the existing subdivision ordinance to contain the development review procedures and performance standards necessary to carry out the policies and proposals presented throughout this plan. As part of this effort, review and codify all land use ordinances to make them clear, consistent and easy to use.

3. Develop standards for major subdivision proposals that would enable the Planning Board to ask for and consider both traditional and clustered development sketch plans at the beginning of the review process.

4. Develop performance standards for subdivisions and their impact on town road access/maintenance, by considering such things as: road frontage requirements on internal subdivision roads; increased frontages on town roads; and increased lot size requirements for lots abutting certain Town roads.

5. Develop effective performance standards regarding buffers, setbacks, traffic and parking, to manage non-residential development in rural areas.

6. Develop standards for limits on the size and impact of small business development in rural areas.

7. Study and recommend practices for the reclamation of borrow pits.

8. Prohibit the establishment of businesses using toxic materials in areas of sand and gravel deposits or potential high ground water yields.

9. Extend the shoreland zone around freshwater wetlands 10 acres and larger, using the 1989 DEP freshwater wetlands maps and the most recent National Wetlands Inventory maps as guides.

10. Map the townwide extent of undeveloped 100-year floodplains and areas of 20% and greater steep slope in a format that allows them to be incorporated into future land use regulations.

11. Delineate the watershed areas of significant surface water bodies as they are identified and recommend appropriate protection. At this time, include the watersheds of Charles Pond and the "flag ponds" in the Conservation Management District.

12. Set standards for the protection of Georgetown's ground and surface waters based upon the data/research gathered by the Water Resources Committee and/or professional services. Require hydrogeologic studies for large-scale development to assure no significant impact on the Town's water resources.

13. Establish a cooperative program which encourages landowners of parcels of 50 acres or more in size to go through a preplanning process with the Planning Board prior to the sale of any undeveloped lots or the issuance of any building permit other than a single family home. The aim of the process is to assure that landowners consider the natural opportunities and constraints of the land, access potentials, and local land use regulations prior to making final decisions about the use of the parcel.

14. Encourage the Conservation Commission to work in cooperation with the Lower Kennebec Regional Land Trust to seek conservation easements on shoreland property to help preserve coastal water quality and open space.

Proposed Land Use Plan

Under the State's revised planning legislation, towns which develop comprehensive plans must identify at least two basic types of geographic areas: Growth and Rural. Growth areas are those areas suitable for orderly residential, commercial and industrial development forecast over the next 10 years. Within growth areas towns must establish standards for developments, establish timely permitting procedures, ensure that needed public services are available, and prevent inappropriate development in natural hazard areas. Rural areas are those areas where protection should be provided for agricultural, forest, open space and scenic lands within towns. Within rural areas towns must adopt land use policies and ordinances to discourage incompatible development.

Description of Proposed Land Use Districts

The land use plan provides, in mapped form, a generalized summary of the policies and proposals affecting land use discussed in previous sections of the comprehensive plan. It consists of a series of mapped land use districts which prescribe the type and density of land use appropriate for each area of Georgetown based upon existing land use, the location of various facilities and services, and the land's physical capacity to accommodate growth. These land use policies and proposals will assist the people of Georgetown in managing our growth and development.

Because of the nature of Georgetown's soils, topography, and extensive wetlands, dividing the Town into discreet Growth and Rural areas is not easily done. Extensive

soil testing and hydrogeologic studies would need to be done before the Town could realistically encourage true growth areas and be environmentally reliable. Business development patterns and the availability of shopping in nearby Bath indicate that Georgetown probably will not develop a major business center, shopping mall, or other large scale commercial center. Most business is natural resource based, developing around marine activities and tourism. The desire to support the marine industry is strong, and the nature of this business dictates where development occurs. The business of tourism naturally evolves around our most distinctive resource, which is the coastal waterfront.

GROWTH AREAS :

A general designation which includes areas with better soils for subsurface waste disposal systems and somewhat smaller lot sizes, and areas near existing villages where slopes and soils are suitable for residential and small business growth. Town facility and service improvements in these areas will generally receive higher priorities. The cost of land and the Shoreland Zoning Ordinance will help to limit and guide development along the shore, but with over 3000 acres of undeveloped land in large lots (over 50 acres), Georgetown is apt to experience continued construction along its shoreline.

General Development Districts: The General Development District /Developed Waterfront Area currently covers shoreland areas in five locations which are already fairly densely developed with mixed residential and water-dependent uses. It allows continued business and residential development. The General Development District/Village Area would cover part of the interior of Five Islands, and would allow light manufacturing activity, in addition to business and residential development. The non-residential uses are relatively small-scale and primarily serve the local community, which is the type of non-residential development the Town prefers to encourage. The Town may choose to modify and/or expand the General Development Districts through ordinance amendments as needed. Lot sizes remain the same, consistent with the Minimum Lot Size (MLS) Ordinance. Lot sizes for non-residential uses will be based upon the amount of wastewater generated, relative to the amounts indicated in the existing MLS Ordinance.

Limited Residential District: The Limited Residential District currently covers lands along most of Georgetown's extensive shoreline. The district strives to provide locations that can accommodate additional residential and recreational development while also protecting water quality, marine resources, scenic and natural beauty, and public health and safety. Minimum lot size and setbacks from tidal waters remain the same (lot sizes consistent with the MLS Ordinance of 2 acres unless the exceptions can be met, and setbacks of 75 feet from tidal waters as the Shoreland Zoning Ordinance currently requires), while new setbacks of 75 feet from freshwater wetlands are included. The shore frontage requirement is increased from 100 to 150 feet on tidal waters and 200 feet around freshwater wetlands, consistent with new State requirements. Density bonuses will not be allowed in this district.

Growth District: The Growth District is proposed to cover new growth areas along Route 127 and the Bay Point Road which appear suited for additional growth due to the potential for good road access and soil conditions. Again, lot sizes remain the same with density bonuses down to 1 acre per dwelling allowed, consistent with the Minimum Lot Size Ordinance, provided the developer can prove that soils will support it. Lot sizes for non-residential uses will be based upon the amount of wastewater generated, relative to the amounts indicated in the existing MLS Ordinance.

The growth areas were designated by application of the following criteria:

1. Areas of ten or more acres with good soils for foundations and septic systems.
2. Areas with good road access.
3. Areas near existing villages suitable for mixed residential and business development and use.
4. Areas that provide potential for affordable housing because of existing land use or soils that allow for smaller lots.

New areas proposed for this district include the land along both sides of Route 127 from the south side of Robinhood Road to just north of Higgins Mountain, and from about Georgetown Pottery to the Post Office. From the intersection of 127, the growth district continues down both sides of the Bay Point Road to about the Old Stone School House.

RURAL AREAS:

The rural areas of Georgetown include locations with resources which warrant protection or conservation as well as those areas suitable for low intensity development, where additional development is not encouraged, but is allowed. Cluster and planned unit development layouts will be allowed to maintain the rural character, but density increases will not be permitted. Furthermore, wide buffer areas and more stringent performance standards will be required around the small businesses that are permitted in this area. Town facility and service improvements in these areas will receive lower priority until the tax base and density of development support them. Because of the Town's limited financial resources and the disproportionately high costs associated with scattered, low density rural development patterns, individual property owners may find they have to wait for road or other service improvements. Furthermore, in these areas, developers may face, through the initiation of impact fees, being required to bear the increased costs of services and improvements brought about by their projects. Lot sizes will again follow the dictates of the Minimum Lot Size Ordinance

Rural District: The Rural District promotes a traditional rural settlement pattern of individual buildings and clusters of buildings separated by vast open spaces and forest lands capable of supporting appropriate forestry and resource-based activities. It also maintains varied natural resources and functions, such as watershed conservation,

ground water recharge and varied plant and wildlife habitats. The district allows a mixture of rural uses including agriculture, forestry, outdoor recreation, low density residences, home occupations, cottage industry and small businesses. The latter will be accompanied by development review that minimizes impacts upon natural resources, rural character and abutting residences by setting standards. Examples of standards that may be used include, but are not limited to: larger buffers and setbacks and more stringent traffic and parking requirements than in the growth areas, as well as addressing ground and surface water protection. Provisions that encourage preplanning for parcels of 50 acres or more are particularly pertinent to this district.

Resource Protection District: The Resource Protection District protects areas of Georgetown least able to sustain development due to natural resource characteristics. It includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or create potential threats to public health or safety. The State tightened its recommendations for mandatory Shoreland Zoning in 1989 and Georgetown must incorporate those changes into its zoning for shoreland areas. Consistent with Georgetown practice, developed subdivision lots will not be incorporated in the Resource Protection District. In view of the extensive areas included around the numerous wetlands, the Planning Board is devising a formula for reduced setbacks for those parcels that can sustain development while still protecting the wetland. It is recommended that these reduced setback parcels be designated in a district other than "Resource Protection".

Because the district reflects natural resource information obtained from various sources, the mapped district boundaries may vary in accuracy. Land use regulations implementing the districts need to include a means for adjusting the boundaries of the resources to correspond to actual conditions in the field. Applicants and/or developers with land in such areas may be required to verify the coverage or absence of the particular environmental features, if they wish to prove that the Resource Protection District boundaries are inaccurate regarding specific natural features on the site. The Resource Protection District includes, but is not limited to:

1. Undeveloped areas within 250 feet of the upland edge of salt marshes, salt meadows and freshwater wetlands rated high or moderate value, using DEP and National Wetlands Inventory maps. This would exclude those exempt areas designated by the Town as described above.
2. Areas within the undeveloped 100-year floodplain, as shown on the FEMA Flood Hazard Boundary Maps, within the 250' shoreland zone (to be delineated).
3. Areas 2 acres and more in size with slopes 20% and greater, within the 250' shoreland zone (to be delineated).
4. Wetland areas of 2 acres and more in size within the 250' shoreland zone.
5. Land areas adjacent to tidal waters which are subject to severe erosion or mass movement, such as steep coastal bluffs.
6. Those portions of Perkins and Seguin Islands within the 250 foot shoreland zone.

Conservation Management District: While the underlying land use districts establish basic use and density standards, the overlay district supplements the basics with additional environmental, archaeological and historical, and visual standards, where appropriate. Proposals for new development, expansions, redevelopment and conversions located partially or entirely within the overlay district, will be subject to review by the Code Enforcement Officer and/or the Planning Board. Property owners with land in such areas may be required to verify the coverage of the particular feature or resource as part of their application. The following areas are included in the overlay designation:

1. The watersheds around Charles Pond and the "flag ponds."
2. Freshwater or coastal wetlands as identified on DEP wetland maps or Department of Inland Fisheries and Wildlife (IFW) 1992 preliminary wildlife habitat map.
3. Areas of potential high ground water yields, as shown on the Water Resources Map in this plan.
4. Areas of 2 or more contiguous acres with sustained slopes of 20% or greater outside of the shoreland zone.
5. Plant and wildlife habitats and areas designated by federal, state, or local governments as natural areas of significance, which are shown on the Natural Resources Map in this plan.
6. Scenic vistas, as identified on the Scenic Resources Map in this plan.
7. Sites of potential archaeological or historical significance, as shown on the Historic Resources Map in this plan.
8. Prime sites for water-dependent uses, as shown on the Marine Resources Map in this plan.
9. Five Islands Conservation Area.

Mapped Land Use Plan and Overlay

The land use plan on the following page presents generalized districting for overall guidance in establishing land use districts for the Town of Georgetown. It reflects and incorporates many of the concepts and policies contained in the comprehensive plan. It does not provide an exact delineation of proposed land use districts; that will occur in the land use ordinance.

The overlay map also presents proposed districting. Due to the scale of both maps, particularly with reference to environmental features, the areas indicated are necessarily approximate. On-site delineation of those features will be necessary during application review procedures.

About the Implementation Proposal Timeline...

The purpose of an Implementation Timeline is to help plan for an orderly and consistent schedule for the adoption of proposals in the Plan that have been approved by the voters at the 1993 Annual Town Meeting.

The recommendations outline specifically **who** should carry out the specific proposal, and establishes a **priority** for its study and completion.

There are four priorities in the table ranging from the highest priority of two years out to the lowest priority of from five to ten years. Several proposals are not assigned a specific priority at the present time, but are recommended to be implemented as the clear need for them arises. Many of the proposals are worded to enable the Town to write ordinances or make changes in existing ordinances if events occur that need some level of control. It is always important to remember that ordinances cannot be enacted without the approval of the voters at a Town meeting.

While it may seem that a disproportionate number of proposals are listed for the two year period following the adoption of the Plan, these are the proposals that are an integral part of the adoption of a codified town wide growth management ordinance. The proposals in the two year priority are the components parts of that comprehensive ordinance.

A second important reason for the recommendation that the Town begin the work on a growth management plan in 1993, is to take advantage of matching funds presently available from the State to cover 75% of the cost of developing the necessary ordinances. Implementation Grant funds are provided to towns to help pay for the costs created in implementing the Plan. These funds can be used to pay for professional help in ordinance writing, map making and other planning expenses. State funds are available at the present time, but there is no assurance that this will be true indefinitely into the future.

A final, and perhaps most important, reason to move forward as recommended in the Implementation Timeline is the need to locally manage inevitable change. Without a Comprehensive Plan and a Growth Management Ordinance, the Town will vacate any opportunity to try to steer that growth in a way that could help preserve our rural quality of life. The Town could find itself unable to do anything about incompatible or potentially harmful development due to a lack of ordinances consistent with state law.

If, in spite of the considerations described above, the Town does not choose to implement the recommendations of the Comprehensive Plan, it is not compelled to do so under state law. That is, the recommended timetable could be extended over a longer period of time than that listed in the Implementation Timeline, as long as the Town is willing to accept the risks that would result from having no say in where and how development will occur.

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1993 Comprehensive Plan Implementation Timeline

<u>What</u>	<u>Who</u>	<u>Within</u> 24 mos	<u>2 to 5</u> years	<u>5 to 10</u> years	<u>As Required</u> or appropriate
<u>Archaeological and Historic Resources Implementation Proposals:</u>					
1. Selectmen to designate a group/organization to proceed with the identification of historic and archaeological resources for the long term. The designated group, in consultation with the Selectmen, would identify the necessary resources to continue the research on historical and archaeological sites. One option would be securing "Certified Local Government" status as designated by the State, which would mean eligibility for Federal and State historic preservation funds. Whatever the source, such funds would enable the Town to: obtain professional help to analyze the western side of the island's potential prehistoric sites; hire an student intern to do historical research; or print information brochures for townspeople and interested visitors.	Selectmen		X		
2. The Selectmen would call upon the Historical Society to encourage the preservation of individual homes/sites through incentives, rather than impose local restrictions on the use or alteration of property. Encouragement could occur by making the property owners and the Town more aware of the nature of the site's significance through publications, historical markers and education sessions.	Selectmen & Historical Soc'ty	X			
3. The Planning Board would develop standards, by way of ordinance(s), that requires analysis be done in known or suspected archaeological/historic sites before major alterations can occur. This would apply to both Planning Board and CEO permitting processes.	Planning Board and/or CEO	X			
<u>Housing Implementation Proposals:</u>					
1. The Selectmen and the Planning Board should develop a policy statement that advocates facilitating the construction of affordable housing to the extent possible without appreciable adverse effect on the tax rate.	Selectmen & Planning Board	X			

<u>What</u>	<u>Who</u>	<u>When</u>		
		Within 24 mos	2 to 5 years	5 to 10 years or appropriate
2. The Planning Board should consider an ordinance setting forth the requirements and constraints for cluster zoning, including "townhouse" type developments covering total lot size, water, septic and any other appropriate requirements.	Planning Board	X		
3. The Planning Board and the Zoning Board of Appeals should continue the policy of granting lot size relief on a case-by-case basis consistent with the plumbing code and resource protection, where appropriate.	Planning Board & Board of Appeals	X		
4. If new home construction numbers should substantially increase, the Planning Board should consider the need and practicality of adoption of a building code for reasons of safety and consumer protection.	Planning Board			X
5. The Selectmen should continue the policy of subcontracting assessing to a disinterested third party to assure uniformly fair treatment to all property owners in the Town.	Selectmen	X		

Economic Implementation Proposals:

1. The Selectmen should appoint a member (or members) of the Community to provide liaison with Bath-Brunswick area organizations involved with planning and development relating to BIW and BNAS, their viability, potential downsizing or closure, and regional economic impact. This liaison should develop functional contact points, participate in planning and programming, and report regularly to the Selectmen and the Town.	Selectmen			X
2. The Planning Board should, as a matter of policy, ensure that all land use regulation carefully considers and supports the needs and concerns of all local businesses with a special emphasis on the traditional activities of fishing and other marine related commerce, and the construction and service trades.	Planning Board	X		
3. The Selectmen should support, where appropriate, home/cottage industry and ensure its compatibility with Georgetown's rural and residential character.	Selectmen	X		

What

Who

When

Within 24 mos 2 to 5 years 5 to 10 years As Required or appropriate

4. The Selectmen should consider the establishment of programs and activities that support local business establishments and enterprises. A Georgetown Chamber of Commerce, albeit modest, could develop programs to attract customers and tourists in the summer season. This Chamber could also provide coordination and liaison with regional and other off-island organizations and business groups for purposes of advertising and promoting Georgetown's attractions and businesses.

Selectmen

X

Transportation Implementation Proposals:

1. The Planning Board, with the assistance of the Road Commissioner, should develop road construction standards for any new Town roads. These standards should also require that any road offered to the Town for acceptance as a Town road must first be brought to subdivision standards before it can be considered for acceptance.

Planning Board &
Road Commissioner

X

2. The Road Commissioner, with the assistance of the Financial Advisory Committee, should continue to develop and make available for inspection an annual plan for road maintenance and improvements with projected costs and schedules.

Road Commissioner
& Fin. Adv. Comm

X

3. The Selectmen should appoint an ad hoc committee to study Georgetown's present and future transportation needs. Special attention should be given to the needs of the elderly and impaired, and to children.

Selectmen

X

4. The Road Commissioner should be charged with the continuing coordination and liaison with the State DOT, to the extent possible, regarding their plans and schedules, and Georgetown's needs. Particular attention should be given to access points to Route 127 for both residences and businesses. The possibility of adding bikeways/pathways, when appropriate, should be presented to DOT.

Road Commissioner

X

5. The Selectmen should monitor and participate in activities relating to transportation taking place off-island. Particular attention should be given to the Route 1 corridor, and the Carlton Bridge.

Selectmen

X

<u>What</u>	<u>Who</u>	<u>Within 24 mos</u>	<u>2 to 5 years</u>	<u>5 to 10 years</u>	<u>As Required or appropriate</u>
<u>Recreation Implementation Proposals:</u>					
1. Identify open space areas especially suited for recreation. Encourage landowners to allow accessibility to townspeople.	Recreation Comm.			X	
2. Evaluate the cost and benefits of open space land acquisition by gift or easement & implement those that meet the needs of the Town.	Selectmen & Conserv. Comm.		X		
3. Start a Road Rediscovery Program, with information gathered by the Recreation Committee and map discontinued roads that might be used for hiking and cross country skiing.	Recreation Comm.		X		
4. Start an information newsletter for the community with feature articles, program information and schedules.	Recreation Comm.				X

Natural Resources Implementation Proposals:

A. Protect the quality and quantity of Georgetown's wetlands.

1. Require applicants who wish to develop land adjacent to wetlands to demonstrate they have met Federal and State requirements.

Planning Board and/or CEO X

2. ~~Extend the Shoreland Zoning Ordinance to the land around Charles Pond and the "flag ponds" because of their critical local value as a source of drinking water. The Town may also choose to apply additional protective measures to their watersheds.~~

Planning Board X

3. Encourage property owners to maintain natural vegetation along perennial streams sufficient to protect them from changes in temperature, flow rate and sedimentation.

Planning Bd /CEO & Conserv. Comm. X

B. Protect Significant Wildlife Habitats & Wildlife Concentration Areas.

1. Consistent with the Natural Resources Protection Act, applications involving development or changes of land use in undeveloped areas of Significant Wildlife Habitats, shall be submitted to MDIFW for consultation and recommendations as part of the permitting process. This will enable

Planning Board and/or CEO X

<u>What</u>	<u>Who</u>	<u>When</u>		
		Within 24 mos	2 to 5 years	5 to 10 years or appropriate
the Georgetown permitting authority to work with the property owner with siting and clearcutting.				
2. Urge property owners to preserve and protect the variety of recognized habitats and travel corridors connecting habitats, and to minimize the fragmentation of habitats as much as possible when developing their land.	Planning Bd/CEO & Conserv. Comm.	X		
C. <u>Protect the habitats of plants and animals listed as of "Special Concern" or on the "Watch List" for the State.</u>				
1. Require that applications involving development in habitats of "Special Concern" or on the "Watch List" be submitted to MD/IFW for consultation and recommendations for use by the Planning Board when considering any land use changes in these areas.	Planning Board and/or CEO	X		
2. Since Georgetown has a relatively large portion of the world's population of broom crowberry and very likely the largest stand(s) in the state, direct the Conservation Commission to pursue voluntary protection and preservation of the Higgins Mountain and Parker Island sites with landowners.	Conservation Commission	X		
3. For other less significant, smaller occurrences, or areas where development has already occurred, encourage the identification of broom crowberry and its preservation as part of home landscaping.	Conservation Commission	X		
D. <u>Protect geologic features of townwide and state significance.</u>				
1. Recognize that John Ed Island is an important area of state wide significance for geologic study and should be preserved in its natural state. Maintain current levels of protection afforded through Shoreland Zoning Resource Protection.	Planning Board and/or CEO	X		
E. <u>Conserve the town's soil resources.</u>				
1. Maintain soil resources by developing performance standards for controlling site and soil disturbance and for minimizing erosion during construction, forestry and road maintenance operations.	Planning Board		X	

<u>What</u>	<u>Who</u>	<u>When</u>			
		<u>Within 24 mos</u>	<u>2 to 5 years</u>	<u>5 to 10 years</u>	<u>As Required or appropriate</u>
2. Consider the capacities of soils for accommodating subsurface disposal systems when reviewing development. Incorporate into the permitting process a means to determine the need either for lot sizes larger than two acres or for hydrogeologic studies prior to the approval of development in the following situations:	Planning Board and/or CEO		X		
1) Proposed subdivisions with five or more lots and/or units; 2) Other proposed development which requires significant amounts of water (500+ gallons per day or more); and 3) New individual subsurface waste disposal systems in areas determined to be densely developed and approaching capacity.					
3. Continue to use local enforcement of the state plumbing code to limit individual new construction to supportable density.	Planning Board	X			
<u>F. Limit development in local flood hazard areas.</u>					
1. Continue the efforts to bring the Town's Floodplain Management Ordinance into compliance with Federal & State requirements.	Planning Board	X			
2. Continue to control development in flood hazard areas through the provisions of the Floodplain Management Ordinance.	Planning Board and/or CEO	X			
<u>G. Maintain the stability of areas of steep slopes.</u>					
1. Avoid disturbance of steep slopes in shoreland zones by placing areas of two or more contiguous acres with sustained slopes of 20% or greater in the Resource Protection District.	Planning Board	X			
2. Protect such areas of steep slopes (2+ acres, 20%+ slopes) in other locations in town by developing and applying specific performance standards to avoid erosion and sedimentation and/or soil slumping.	Planning Board and/or CEO	X			
<u>H. Implementation actions affecting more than one policy.</u>					
1. Charge the Conservation Commission with the following tasks: - Keep an updated map of all the town's identified wetlands. The ratings and information shall be used to guide the Planning	Conservation Commission	X			

<u>What</u>	<u>Who</u>	<u>When</u>		
		Within 24 mos	2 to 5 years	5 to 10 years or appropriate
Board when considering proposed land use changes.				
- Analyze and report to the Selectmen regarding the need for a local timber harvesting guidelines based on the State regulations.				
- Obtain annual data from the Natural Heritage Program and update the map on locations of plants and animals of "special concern" or "watch list" status.				
- Collect and analyze any new information about the evaluation of Wildlife Concentration Areas.				
2. Require that any utility improvements and changes be consistent with the protection of identified sensitive resource areas to insure minimal impact.	Selectmen, Ping Bd./ CEO	X		
3. Encourage the Selectmen and Road Commissioner to continue the practice of mowing town roadsides rather than using herbicides and to continue to inform landowners along the State highway about spraying plans and the option of alternative maintenance agreements with State agencies.	Selectmen & Road Comm'r.	X		
<u>Scenic Resources Implementation Proposals:</u>				
1. Scenic views and prominent landmarks: The Planning Board should consider all new building and reconstruction projects with a concern for the above policies.	Planning Board and/or CEO	X		
2. Roads: The road commissioner should schedule a meeting for town review where road improvement or reconstruction suggest changes affecting scenic resources including old trees or buildings of historic or architectural importance.	Road Comm'r.			X
<u>Marine Resources Implementation Proposals:</u>				
<u>Shoreline Development:</u>				
1. Recommend that the Selectmen establish a committee or assign	Selectmen		X	

<u>What</u>	<u>Who</u>	<u>When</u>		
		Within 24 mos	2 to 5 years	5 to 10 years or appropriate
a responsibility to coordinate all of the interests of townspeople in determining the feasibility of Commercial Fisheries/Marine Activities District(s) in existing areas and to study the feasibility of such districting in other areas of town identified as suitable for such uses.				
<u>Access/Recreation:</u>				
2. Encourage the Selectmen to assign responsibility to study the availability of funds to be used for the acquisition of property, as appropriate, for shore access.	Selectmen		X	
<u>Water Quality</u>				
3. In order to enable residents to understand and help protect fragile marine resources, the Selectmen should charge the appropriate standing committee to study and make available information on coastal pollution. The information should be distributed and discussed publicly so that appropriate action can be taken.	Selectmen	X		
<u>Water Resources Implementation Proposals:</u>				
1. Encourage the Planning Board to develop standards that adequately cover design and construction requirements relating to storm drainage, erosion, and sedimentation control. Determine if this should require a builder and/or a developer to demonstrate how this will be controlled, and that the storm run-off be no greater than the rate prior to development. A ratio of permeable to impermeable surfaces permitted on a lot, with site review exceptions, should be addressed.	Planning Board	X		
2. The Selectmen should appoint a groundwater committee or assign responsibilities to a standing committee. Among these responsibilities are the function to gather data, map, evaluate and educate; and to select and recommend plans to assure the protection of groundwater. Specific duties would include: a) Serve as a clearinghouse by collecting and analyzing available data on water pollution and salt water intrusion as it affects fresh water resources. Coordinate data with the Licensed Plumbing Inspector and report to the Selectmen.	Selectmen and/or Groundwater Comm.	X		

<u>What</u>	<u>Who</u>	<u>When</u>		
		<u>Within</u> <u>24 mos</u>	<u>2 to 5</u> <u>years</u>	<u>As Required</u> <u>5 to 10</u> <u>years</u> <u>or appropriate</u>
b) Test and monitor for nitrate-nitrogen concentrates in areas of high density, including any subdivision with cluster housing; recommend appropriate action.	"			
c) Map and monitor underground storage tanks.	"			
d) Study questions related to future public water supply, and map suitable well locations.	"			
e) Encourage use of water conservation devices and techniques.	"			

Fiscal Implementation Proposals:

1. The Financial Advisory Committee, through the Selectmen, shall analyze and evaluate all proposed capital expenditures to determine the expected cost and the intended benefit to the townspeople. The impact of each major proposal upon taxpayers shall be calculated so that the individual taxpayer can determine the effect of this capital expenditure upon their own tax bill.	Financial Adv. Committee	X		
2. All elected and appointed town officials and boards (TOPMB, School Committee, Solid Waste Committee etc.) shall submit their proposed budgets and capital project proposals to the FAC/Selectmen. Major budgets shall be calculated to show the effect upon the general tax rate so that the individual taxpayer can easily determine the effect of these proposals upon individual tax bills. In addition, less costly alternatives such as used equipment, where relevant, shall be evaluated and included in the detailed proposal.	All officials & committees	X		
3. The Selectmen and Town shall continue and support the established policy of utilizing unpaid volunteers and committees to help reduce the costs of town government and school operations.	Selectmen and Town	X		
4. The Selectmen shall continue the long-standing practice of maintaining sufficient reserves to eliminate the need for tax-anticipation borrowing.	Selectmen	X		
5. The School Committee shall work closely with the Selectmen and the Financial Advisory Committee to evaluate expenditures and measure the potential benefit and anticipated current cost as well as future increases.	School Comm.	X		

What

A careful review of systems and procedures shall be made to obtain maximum educational benefit for the money spent. So that the Selectmen can fulfill their responsibilities to the townspeople to present proper budgeting and financial planning for the future, the School Committee and the FAC shall attempt to regularly anticipate future demands resulting from growth. While the imprecision inherent in predicting school population growth is well appreciated, the effort to forecast must be made. On the basis of these forecasts, the five year Capital Plan required under state law and Town policy can provide a best effort estimate of future tax demands to townspeople.

Who

When

Within 24 mos
2 to 5 years
5 to 10 years
As Required or appropriate

Land Use Implementation Proposals

1. Place the various areas of Georgetown into the following districts of a Land Use Ordinance that incorporates Shoreland Zoning in order to carry out the policies of this Land Use Plan :

GROWTH AREAS:

1. General Development Districts
Developed waterfront area
Villages Area
2. Limited Residential District
3. Growth District

RURAL AREAS:

4. Rural District
5. Resource Protection District (s)
6. Conservation Management District

2. Develop new site plan review and land use ordinances and upgrade the existing subdivision ordinance to contain the development review procedures and performance standards necessary to carry out the policies and proposals presented throughout this plan. As part of this effort, review and codify all land use ordinances to make them clear, consistent and easy to use.

3. Develop standards for major subdivision proposals that would enable the Planning Board to ask for and consider both traditional and cluster development sketch plans at the beginning of the review process.

Selectmen &
Planning Board

X

Selectmen &
Planning Board

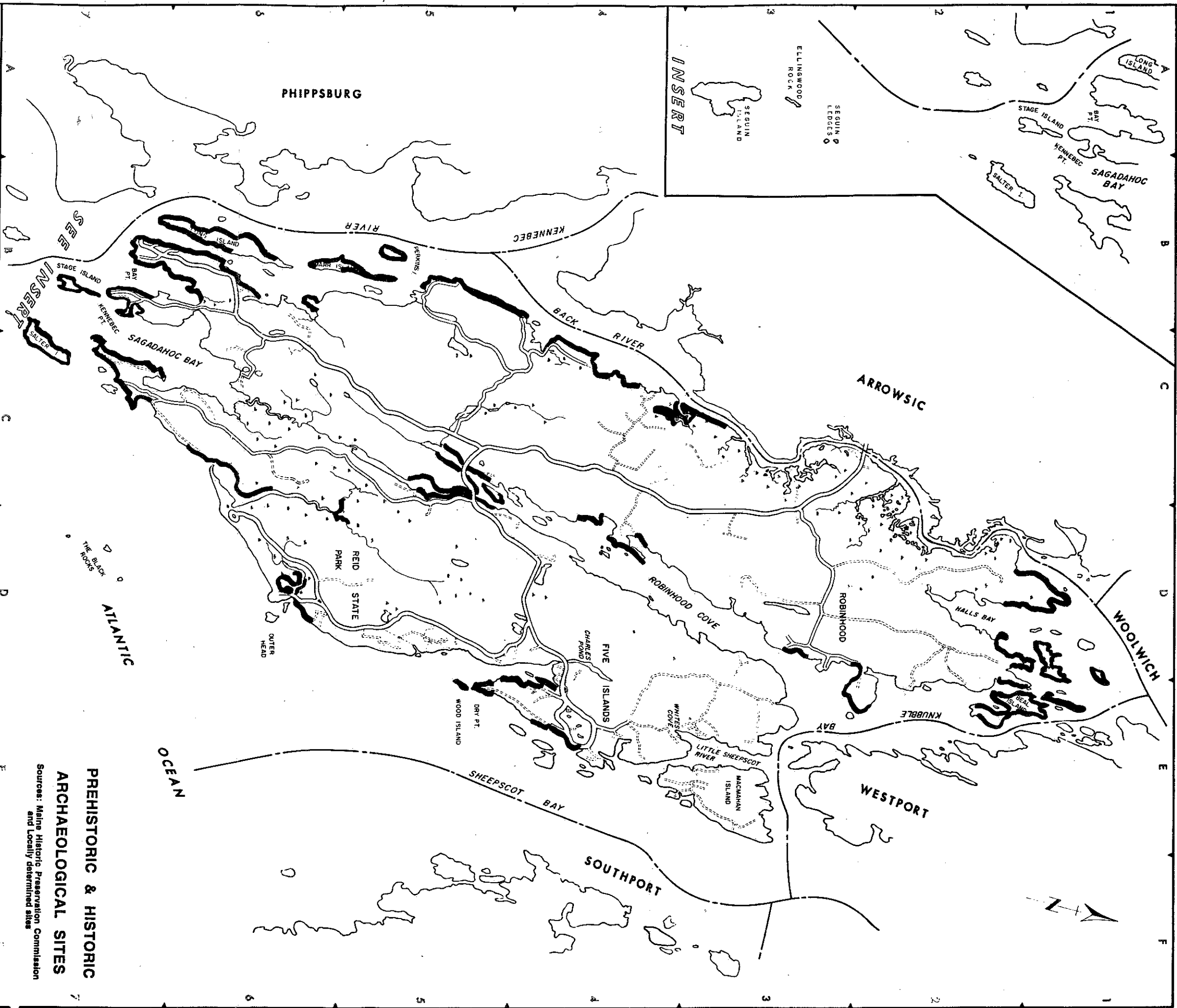
X

Planning
Board

X

<u>What</u>	<u>Who</u>	<u>When</u>			
		Within 24 mos	2 to 5 years	5 to 10 years	As Required or appropriate
4. Develop performance standards for subdivisions and their impact on town road access/maintenance, by considering such things as: road frontage requirements on internal subdivision roads; increased frontages on town roads, and increased lot size requirements for lots abutting certain Town roads.	Planning Board		X		
5. Develop effective performance standards regarding buffers, setbacks, traffic and parking, to manage non-residential development in rural areas.	Planning Board		X		
6. Develop standards for limits on the size and impact of small business development in rural areas.	Planning Board		X		
7. Study and recommend practices for the reclamation of borrow pits.	Planning Bd		X		
8. Prohibit the establishment of businesses using toxic materials in areas of sand and gravel deposits or potential high ground water yields.	Planning Board	X			
9. Extend the shoreland zone around freshwater wetlands 10 acres and larger, using the 1989 DEP wetland maps and the most recent National Wetlands Inventory maps as guides.	Planning Board	X			
10. Map the townwide extent of undeveloped 100-year floodplains and areas of 20% and greater steep slope in a format that allows them to be incorporated into future land use regulations.	Planning Board	X			
11. Delineate the watershed areas of significant surface water bodies as they are identified and recommend appropriate protection. At this time, include the watersheds of Charles Pond and the "flag ponds" in the Conservation Management District.	Planning Board	X			
12. Set standards for the protection of Georgetown's ground and surface waters based upon the data/research gathered by the Water Resources Committee and/or professional services. Require hydrogeologic studies for large-scale development to assure no significant impact on the Town's water resources.	Planning Board				X

<u>What</u>	<u>Who</u>	<u>When</u>		
		Within 24 mos	2 to 5 years	5 to 10 years As Required or appropriate
13. Establish a cooperative program which encourages landowners of parcels of 50 acres or more in size to go through a preplanning process with the Planning Board prior to the sale of any lots or the issuance of any building permit other than one single family home. The aim of the process is to assure that landowners consider the natural opportunities and constraints of the land, access potentials, and local land use regulations prior to making final decisions about the use of the parcel.	Planning Board		X	
14. Encourage the Conservation Commission to work in cooperation with the Lower Kennebec Regional Land Trust to seek conservation easements on shoreland property to help preserve coastal water quality and open space.	Conservation Commission	X		



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GEORGETOWN MAINE

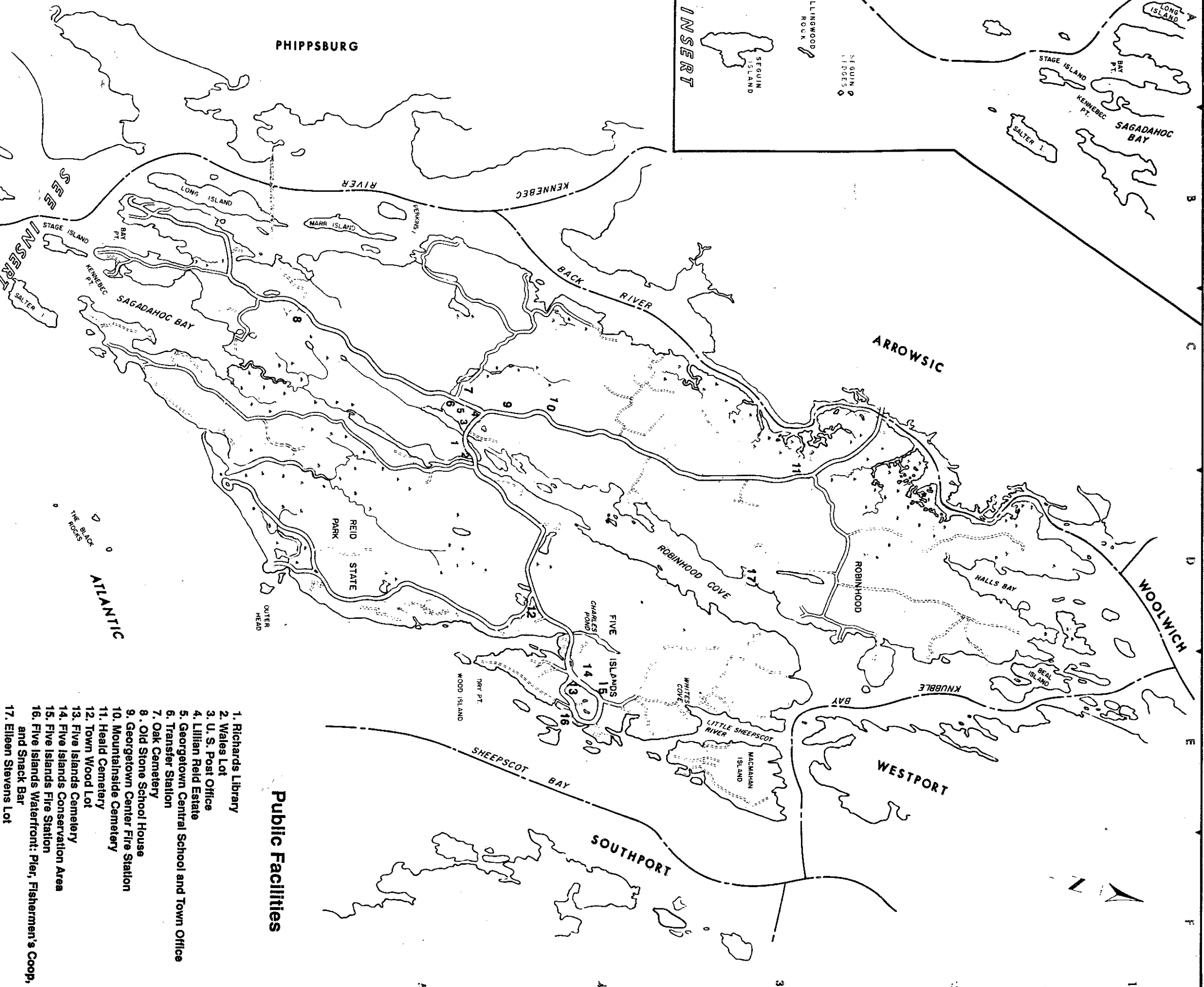
PREHISTORIC & HISTORIC
ARCHAEOLOGICAL SITES
Sources: Maine Historic Preservation Commission
and Locally determined sites

SCALE IN FEET
0 2000 4000 6000

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66

SCALE IN FEET
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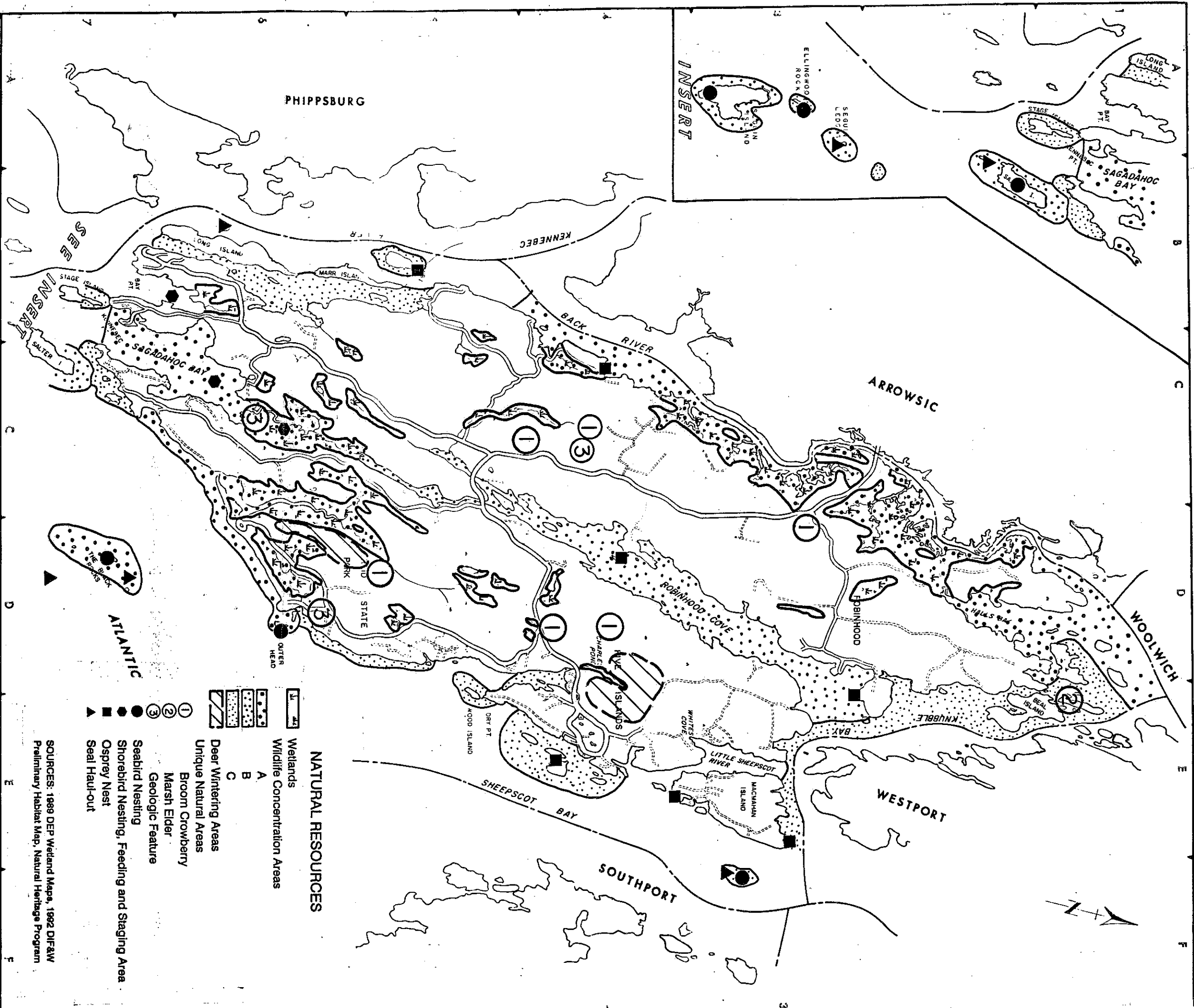
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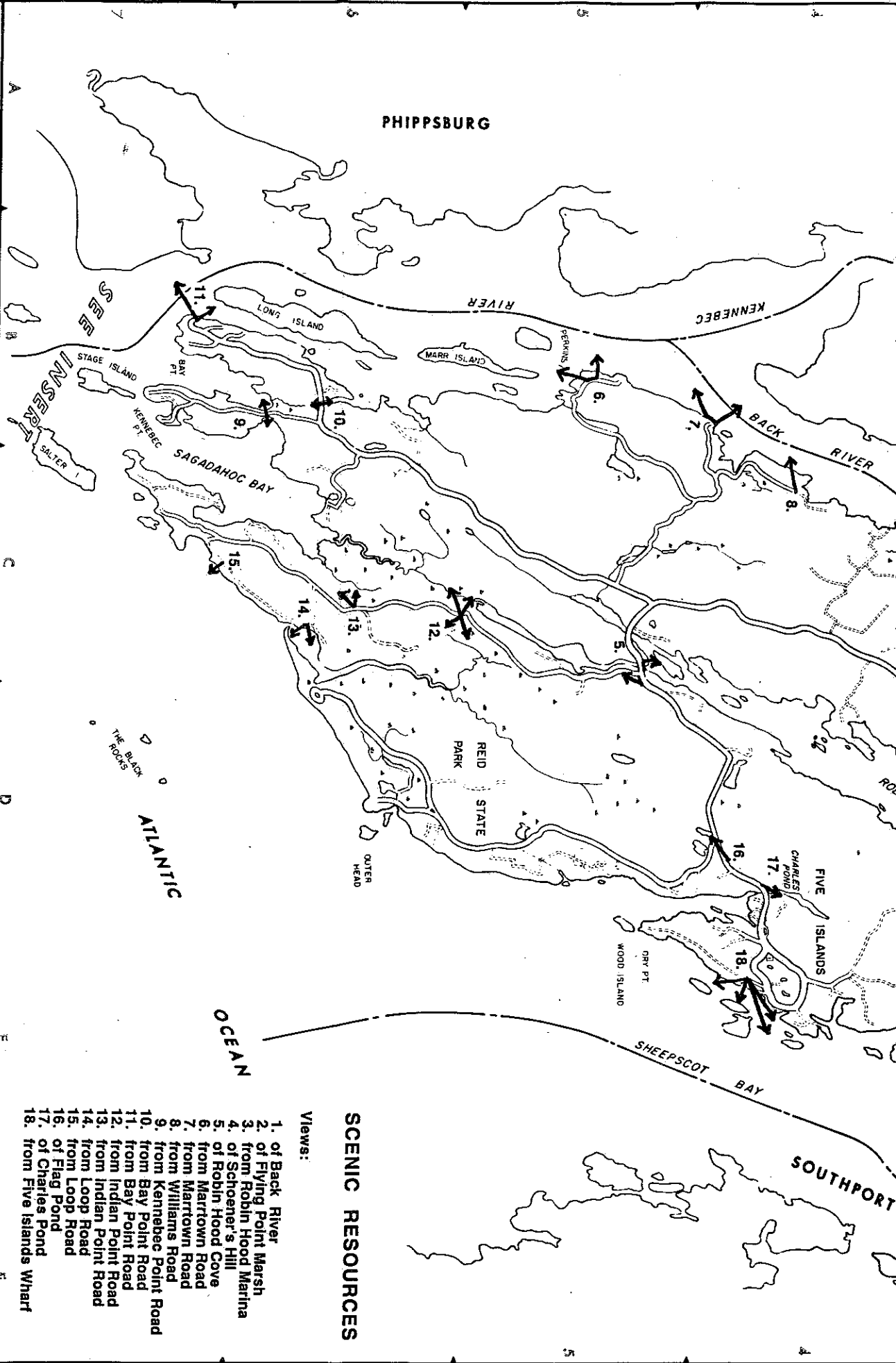
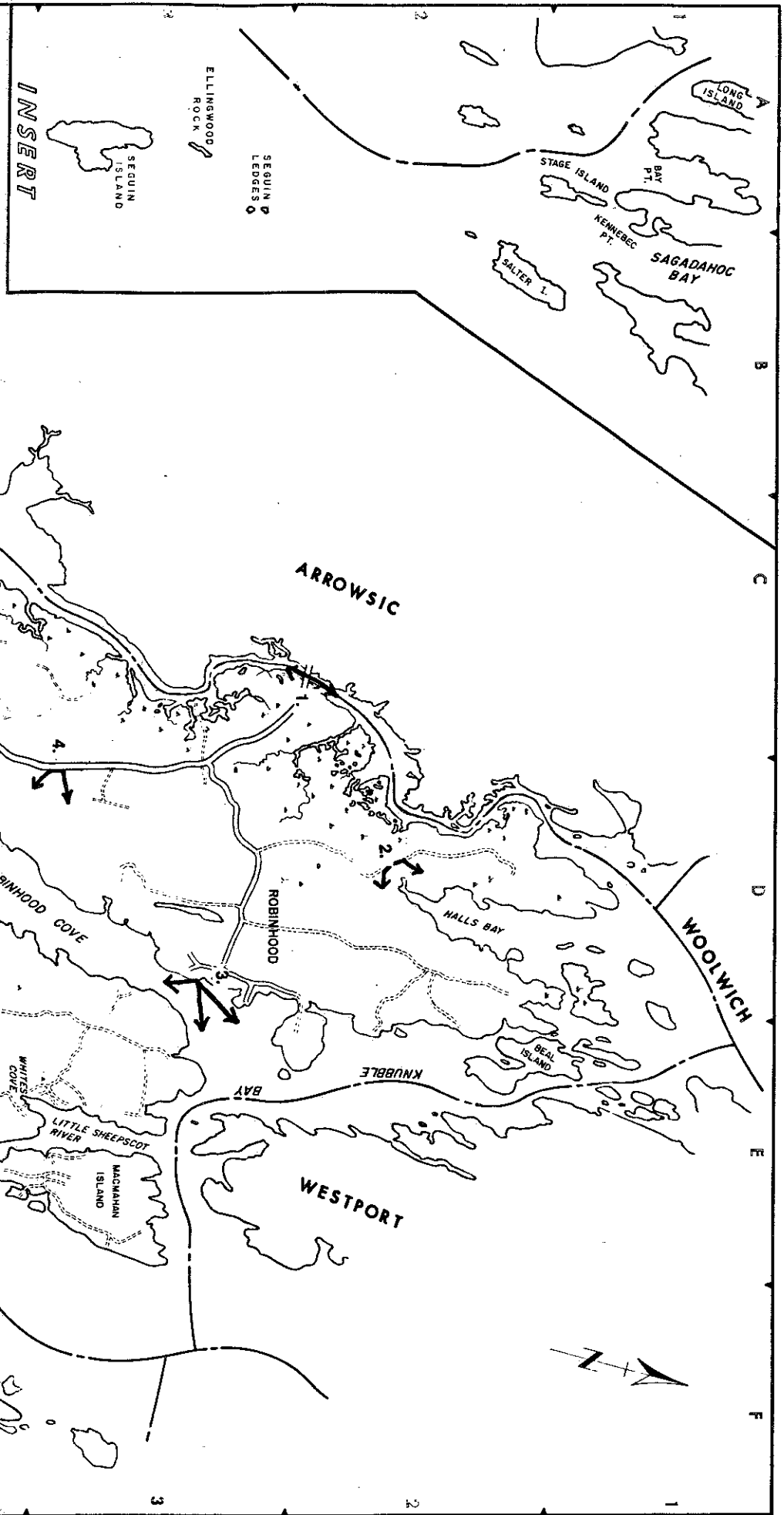
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SOURCES: 1989 DEP Wetland Maps, 1992 DIF&W
Preliminary Habitat Map, Natural Heritage Program

- NATURAL RESOURCES**
- Wetlands
 - Wildlife Concentration Areas
 - A
 - B
 - C
 - Deer Wintering Areas
 - Unique Natural Areas
 - Broom Crowberry
 - Marsh Elder
 - Geologic Feature
 - Seabird Nesting
 - Shorebird Nesting, Feeding and Staging Area
 - Osprey Nest
 - Seal Haul-out





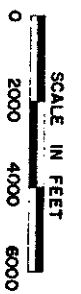
SCENIC RESOURCES

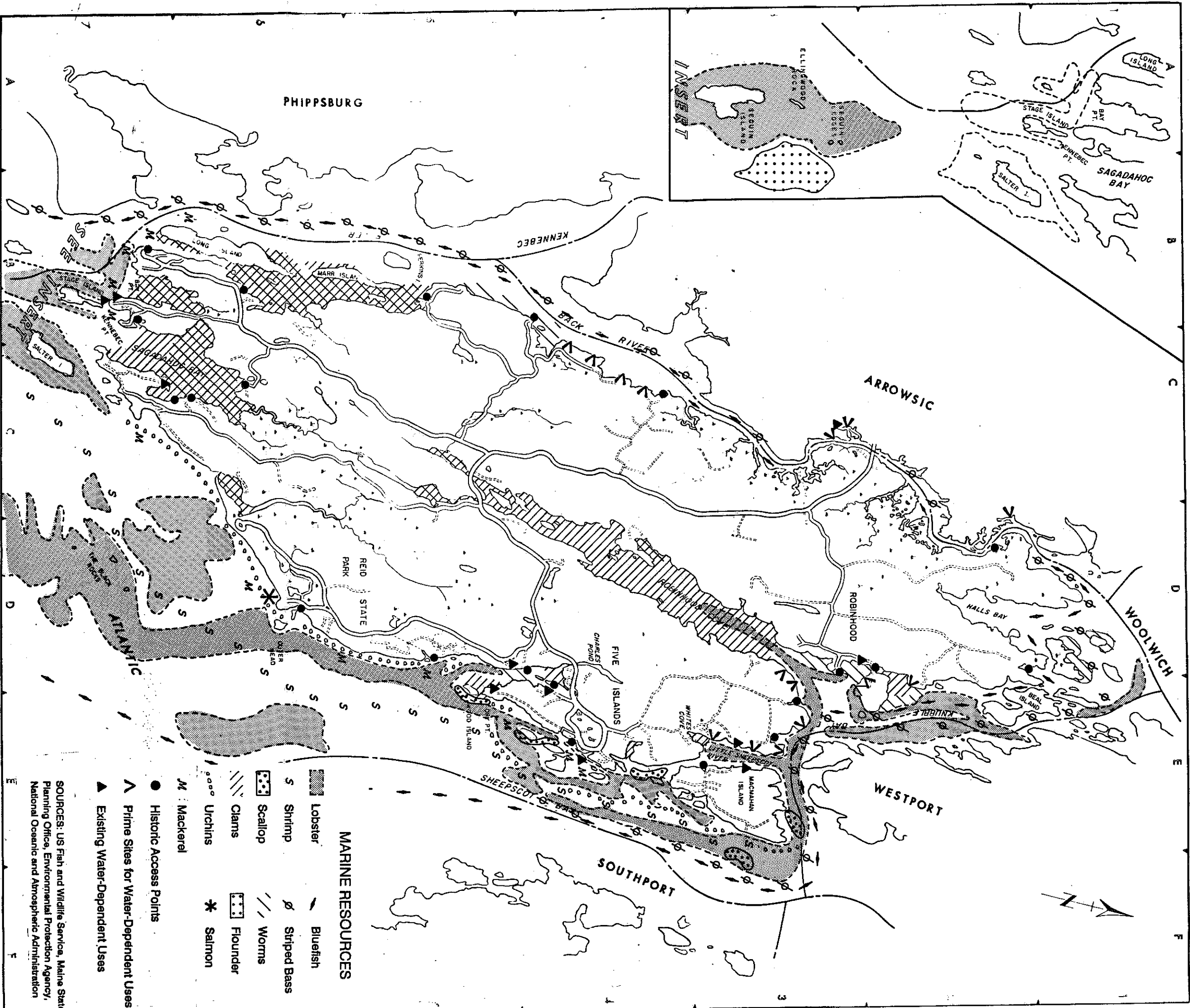
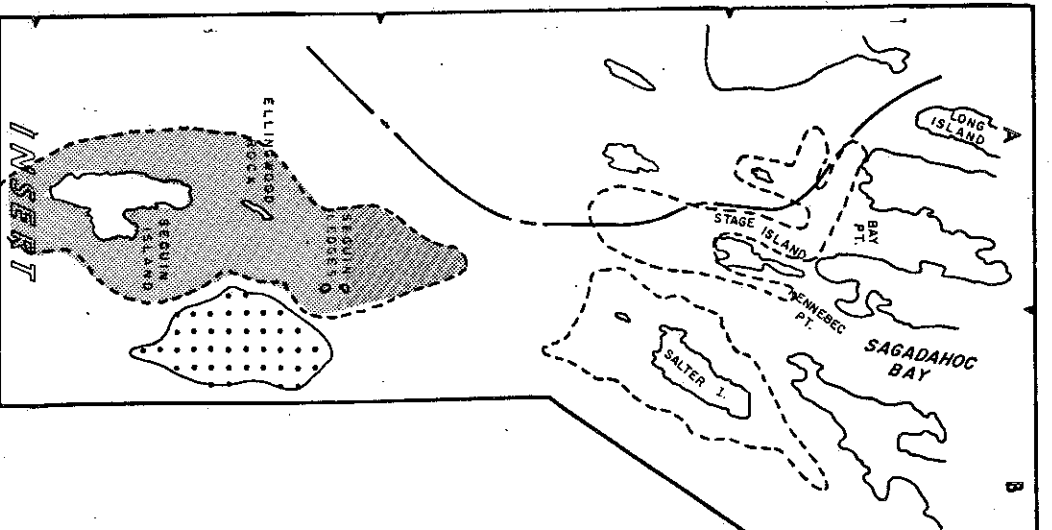
Views:

1. of Back River
2. of Flying Point Marsh
3. from Robin Hood Marina
4. of Schoener's Hill
5. of Robin Hood Cove
6. from Marrow Road
7. from Marrow Road
8. from Williams Road
9. from Kennebec Point Road
10. from Bay Point Road
11. from Indian Point Road
12. from Indian Point Road
13. from Loop Road
14. from Loop Road
15. of Flag Pond
16. of Charles Pond
17. from Five Islands Wharf
- 18.

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MARINE RESOURCES

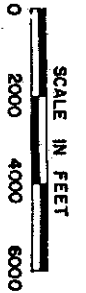
- Lobster
- Shrimp
- Clams
- Urchins
- Mackerel
- Historic Access Points
- Prime Sites for Water-Dependent Uses
- Existing Water-Dependent Uses
- Bluefish
- Striped Bass
- Worms
- Flounder
- Salmon

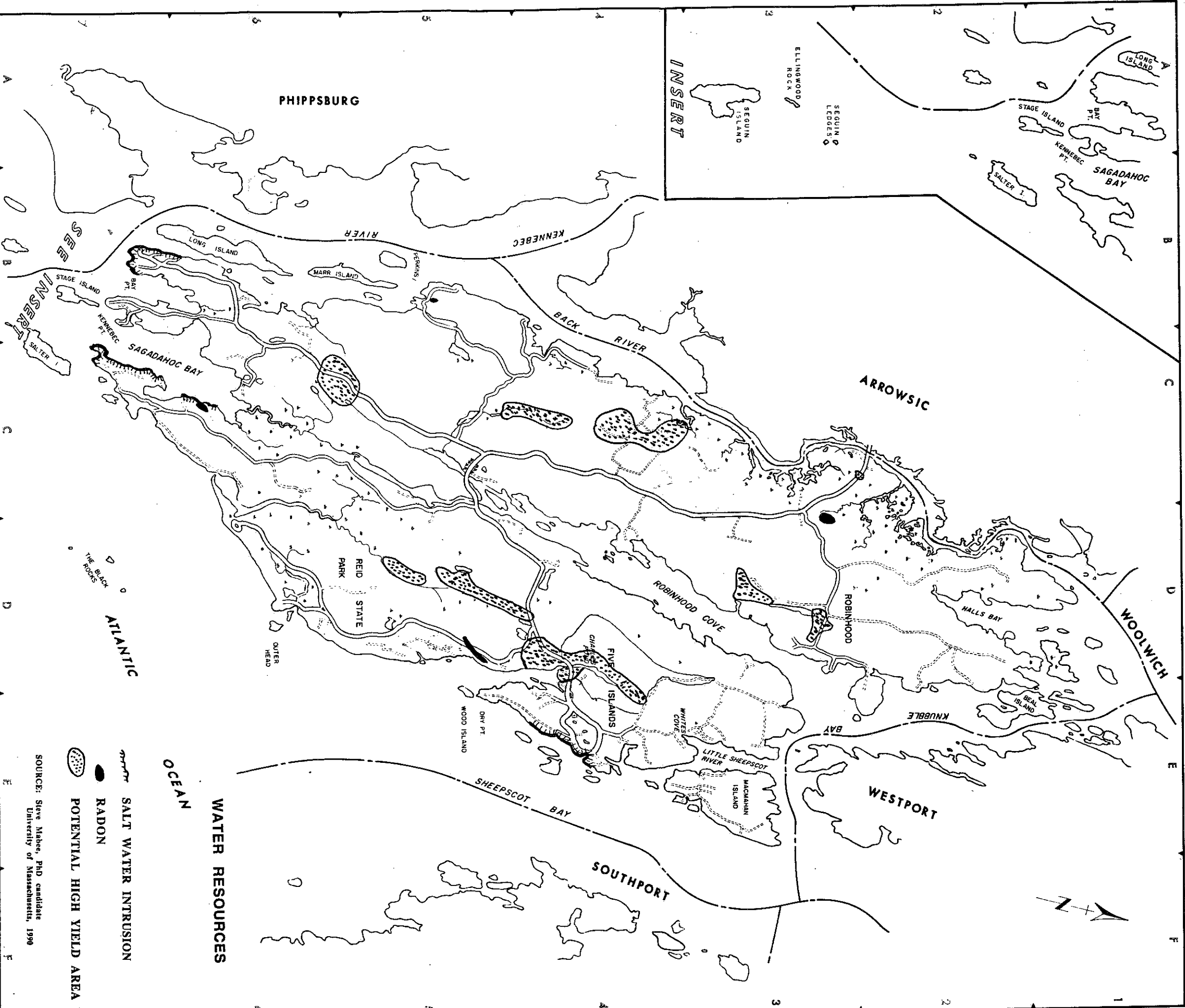
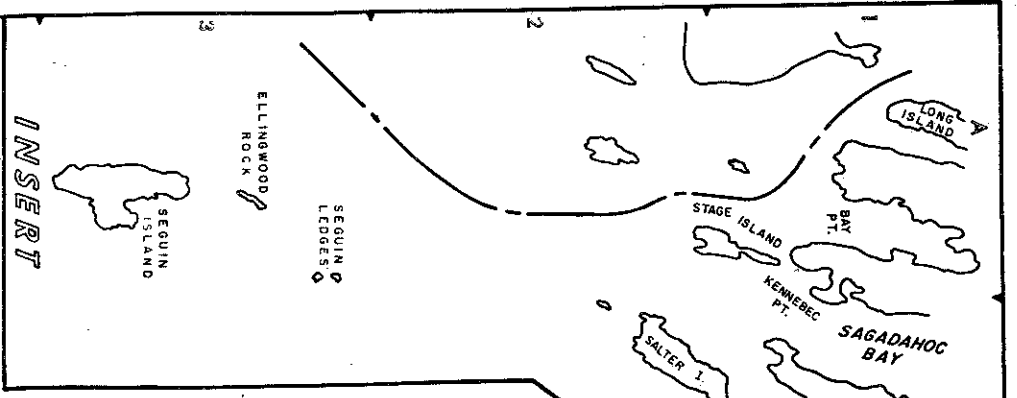
SOURCES: US Fish and Wildlife Service, Maine State Planning Office, Environmental Protection Agency, National Oceanic and Atmospheric Administration

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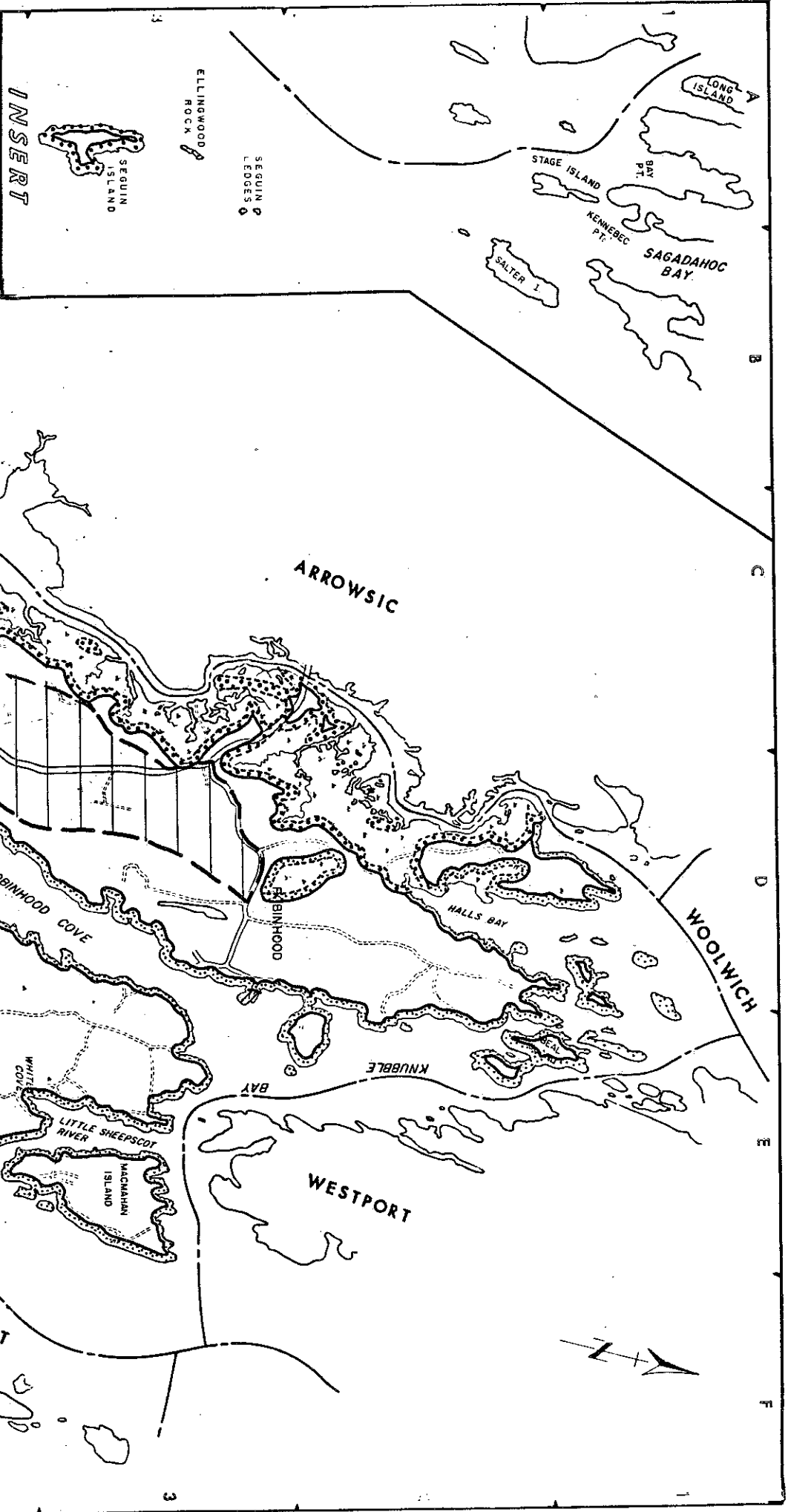




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INSERT

SEQUIN ISLAND
ELLINGWOOD ROCK
SEQUIN LEDGES

LONG ISLAND
STAGE ISLAND
BAY PT.
KENNEBEC PT.
SAGADAHOC BAY
SALTER I.

PHIPPSBURG

KENNEBEC RIVER

BACK RIVER

ARROWSIC

WOOLWICH

WESTPORT

SOUTHPORT

SHEEPSHOT BAY

LITTLE SHEEPSHOT ISLAND
WHITE COVE
MACHANAN ISLAND

FIVE ISLAND
CHARLES POND

WOOD ISLAND
DRY PT.

REID STATE PARK

OUTER HEAD

ATLANTIC

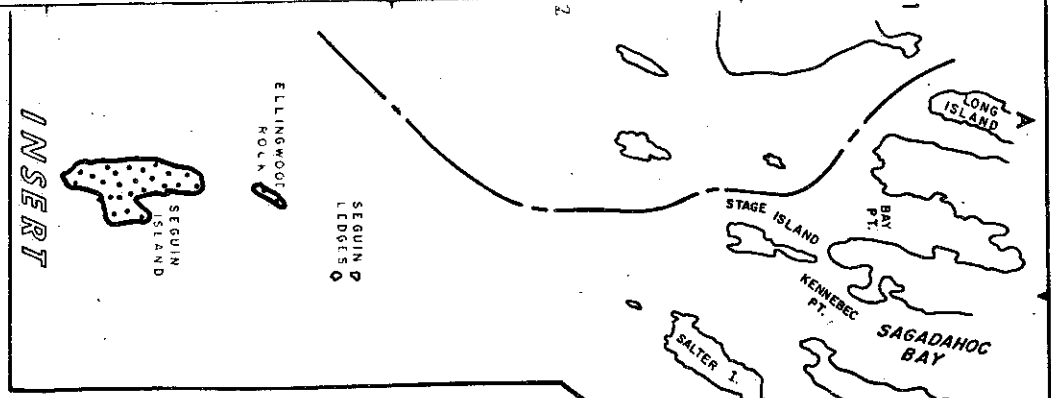
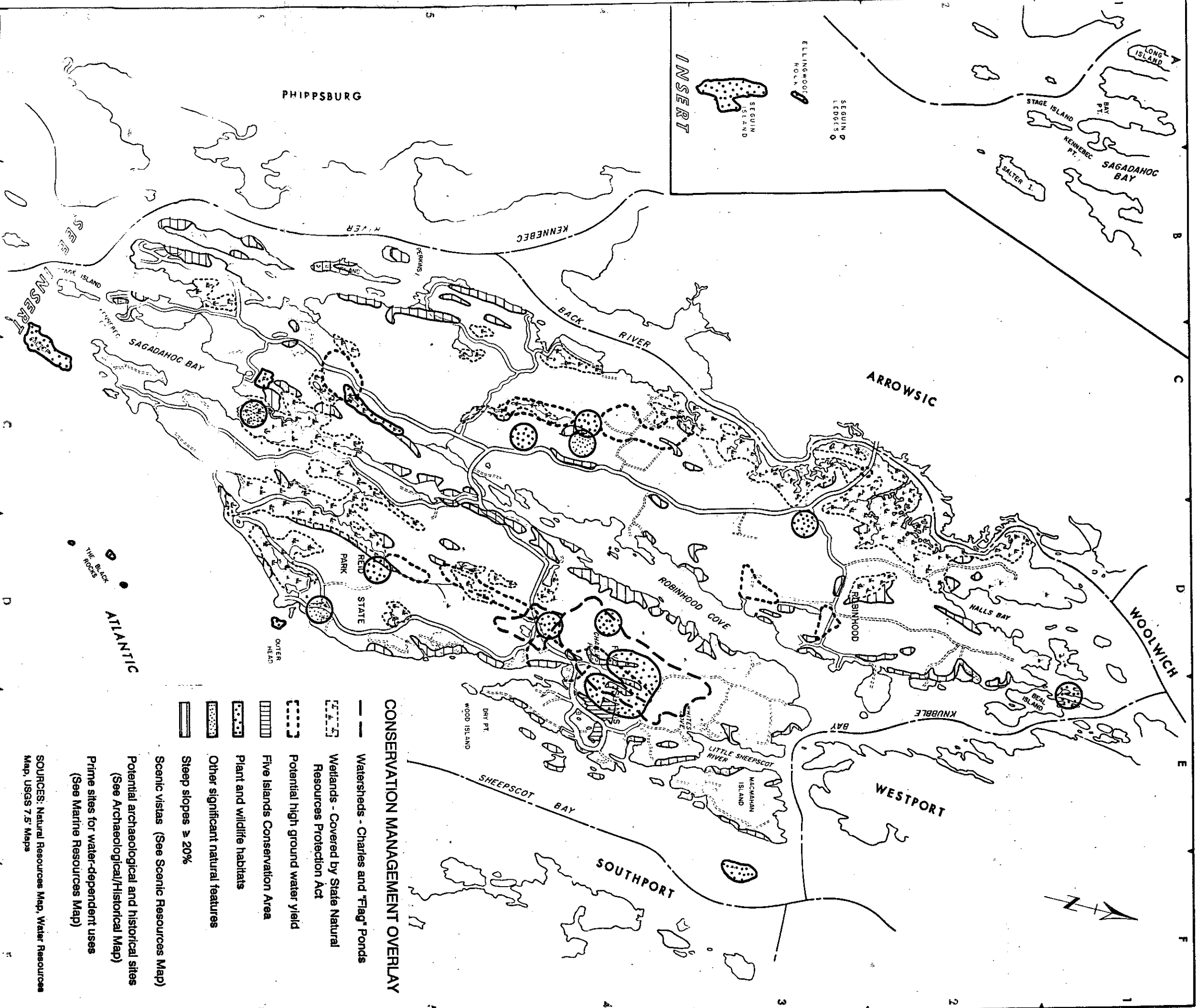
SE
STAGE ISLAND
BAY PT.
KENNEBEC
SAGADAHOC BAY

- GENERALIZED LAND USE PLAN**
- PROPOSED DISTRICTS:**
- [---] Resource Protection
 - [---] High and moderate value wetland buffers, 100-yr. floodplain, slopes > 20%, areas of hydric soils and wetland vegetation, areas subject to bank erosion and movement
- GROWTH AREAS**
- [---] Rural
 - [---] Limited Residential
 - [---] General Development
 - [---] Growth Areas
 - [---] Village Area

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